

For further information please contact:

Guv Sankev

0121 609 8588 guy.sankey@gva.co.uk

8 Bell Street, Wigston, Magna LE18 1NQ



## Location

Wigston is located approximately 4 miles south-east of Leicester, 14 miles northeast of Hinckley and 22 miles north of Rugby.

The property is situated on Bell Street which, along with Leicester Road, forms the principal retailing destination within Wigston.

Occupiers in the immediate vicinity include Iceland, Subway and Shoe Zone.

# **Description**

The property comprises a ground floor former bank with ancillary accommodation.

## **Accommodation**

| Floor Area   | Sq ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 1,109 | 103.05 |

## Lease

The property is available by way of the existing lease, at a rental of £23,500 p.a. Incentives are available.

## **Business rates**

We understand the property is assessed as follows:

Rateable value: £20,750 Rate in £(2017/18): 46.6p Rates Payable: £9,670

Interested parties are advised to rely on their own enquiries.

# Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## **EPC**

EPC rating is 'D'. EPC available upon request.

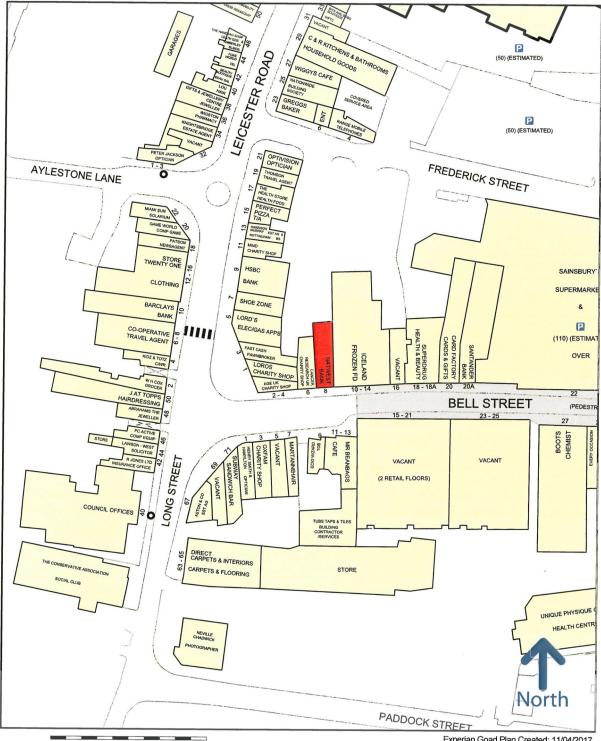
### VAT

VAT will be charged at the standard rate, if applicable.

## Viewing

Strictly by prior appointment with the sole agents.





50 metres

Experian Goad Plan Created: 11/04/2017 Created By: GVA



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

3 Brindleyplace, Birmingham B1 2JB

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this properly whose agent GVA is in this brochure is provided on the following conditions:

(1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

October 2017

File number: 01B616325

- No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT.

  GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not