

# GVA

## To Let

For further information  
please contact:

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8 Bell Street, Wigston, Magna LE18 1NQ



### Location

Wigston is located approximately 4 miles south-east of Leicester, 14 miles north-east 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

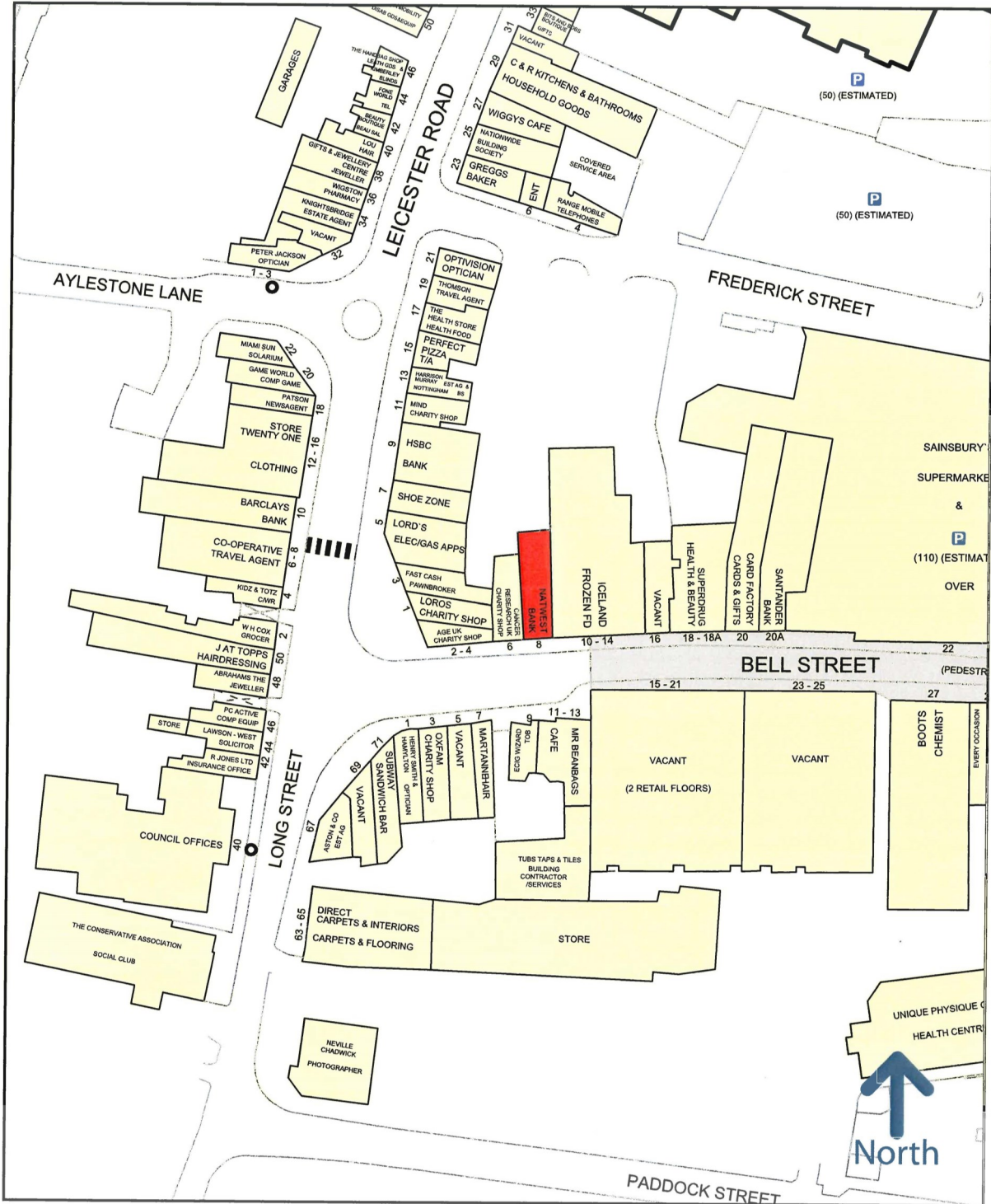
VAT will be charged at the standard rate, if applicable.

### Viewing

Strictly by prior appointment with the sole agents.

08449 02 03 04  
gva.co.uk/10368

An **APLEONA** company



50 metres

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