



**37 & 37a Bell Street, Wigston, Leicestershire LE18 1AD**

## **Prime Shop Unit in Wigston**

- ▶ **217 sq m (2,336 sq ft)**
- ▶ **Potential to split into two units**
- ▶ **Rear service yard and parking**
- ▶ **£32,500 p.a.x.**

For enquiries and viewings please contact:



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### Location

Wigston is one of Leicester's most popular retail suburbs, having strong national, multiple and local trader representation along the frontages of Bell Street and Leicester Road, which service a substantial and popular residential area approximately 4 miles south of Leicester city centre itself. motorway. The subject premises comprises of a modern unit occupying a frontage position on Bell Street in a prime trading position opposite the Sainsbury's supermarket. There are other major traders nearby such as Costa Coffee (directly adjacent), Boots, Poundland and Superdrug. Bell Street is pedestrianised in this particular section and enjoys strong pedestrian flow from the car parks accessed from Paddock Street, Frederick Street and Wakes Road. This units also benefit from loading access from Frederick Street.

### Description

The subject property comprises a modern retail unit with return frontage onto the pedestrian walkway leading to Paddock Street car park. The property was originally laid out as two individual retail units, our client may consider reinstating into two units. Both units have full glazed display frontages incorporating entrance doors leading into the trading areas. Unit 37 provides a clear open trading area with a recessed entrance door, suspended ceiling with feature spotlighting and panelling to internal wall surfaces with feature up lighting. To the rear, behind a stud partition, is a storage/office area with kitchen and WC facilities. The first floor provides ancillary storage. Unit 37a has its own entrance door on the corner of the property and does have the ability to provide a self-contained smaller unit. The trading area is partitioned to provide main sales area, a single W.C. to the rear and small storage cupboard under the stairs. The floor covering throughout is laminate and the unit has a suspended ceiling with inset spotlights.

### Accommodation

	Sq M	Sq Ft
37a Ground Floor	22.4	241
37 Ground Floor Sales	118.5	1,276
37 Kitchen	4.3	46
37 First Floor	71.8	773
<b>Total</b>	<b>217</b>	<b>2,336</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The property currently benefits from an A1 (Retail) planning consent. The property could be suitable for alternative uses, subject to gaining the necessary planning consent.

### Business Rates

The property is currently listed as Shops and Premises and has a rateable value of £37,750.

Source: VOA

### Rent

Whole: £32,500 p.a.x

37: £27,500 p.a.x.

37a: £7,500 p.a.x

### Service Charge

A service charge for the upkeep of the service yard and common external areas will be levied. Details on request.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

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