



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Leicester, 141 Wyngate Drive, LE3 0UW

Retail Premises – To Let



### LOCATION

The property is situated within a predominately residential area a short distance to the south east of Leicester city centre and to the north of Fosse Park.

Other occupiers in close proximity include **Co-Operative Funeral Service**, **McChina Express** and **JS Supermarket**.

### DESCRIPTION

The premises comprise ground floor retail accommodation together with first floor ancillary storage. The property also benefits from shared forecourt parking.

### ACCOMMODATION

Ground Floor Sales	39.84 sq m	429 sq ft
Rear Ancillary Storage	18.03 sq m	194 sq ft
Kitchen	7.57 sq m	81.48 sq ft
First Floor Ancillary Storage	42.75 sq m	460 sq ft

### TENURE

The premises are available by way of a new lease for a term of years to be agreed, on a full repairing and insuring basis.

### RENT

£8,500 per annum exclusive.

### RATING ASSESSMENT

To be re-assessed.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### EPC

The EPC report is available on application.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Connor Shaw

Email: [connor.shaw@johnsonfellows.co.uk](mailto:connor.shaw@johnsonfellows.co.uk)

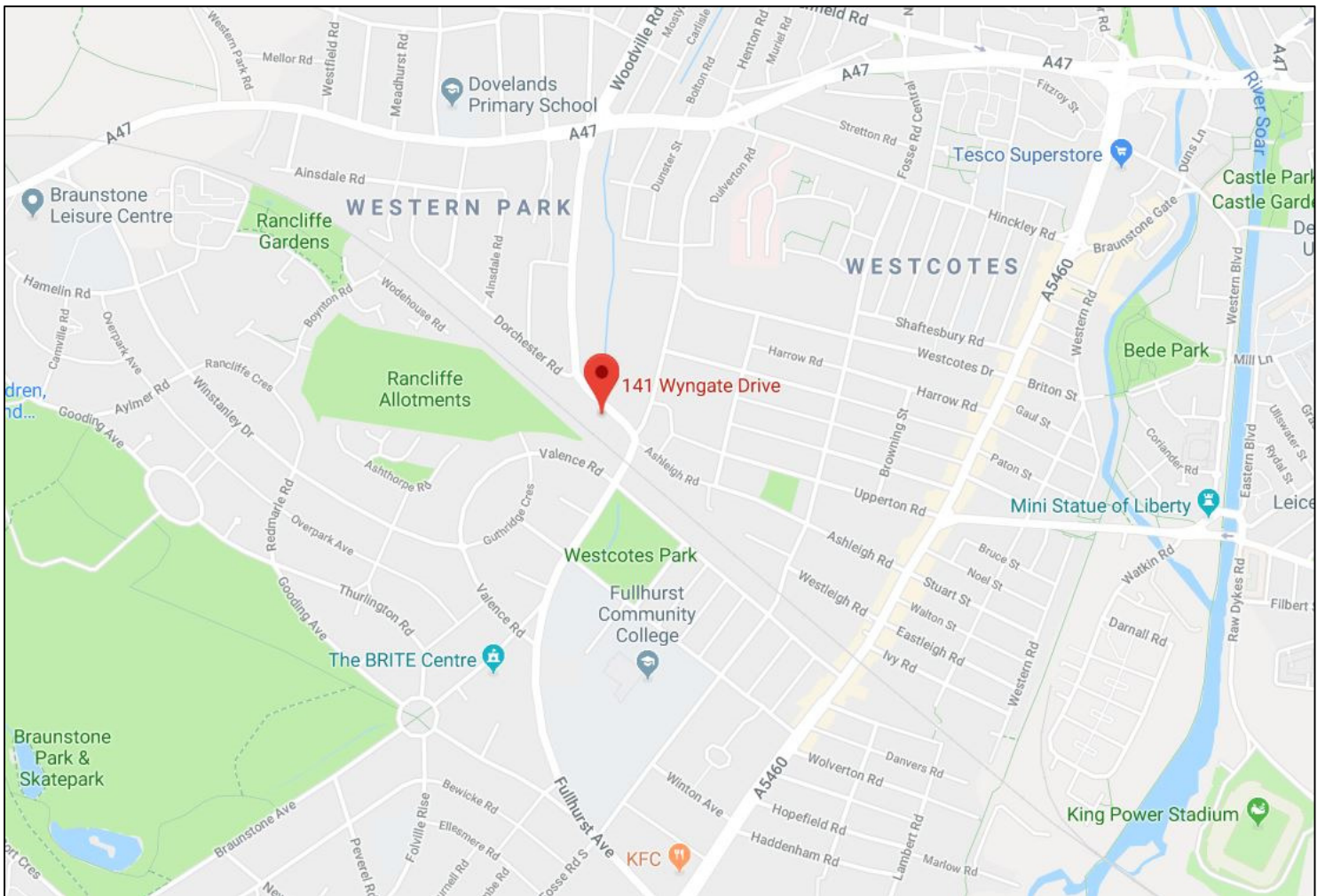


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