

On the Instruction of Barclays Bank

TO LET

WIGSTON - 10 Leicester Road, Leicestershire, LE18 1DR



Location

Wigston is a popular suburb town in Leicestershire located approximately 4 miles south east of Leicester city centre. The property is situated in a prime location amongst a number of national and local businesses including **Subway, Oxfam, Shoezone, HSBC** and **Tui**.

Description

The property is arranged over ground floor only.

Accommodation

Ground Floor Total	150.09 sq m	1,616 sq ft
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The property has 2 staff car parking spaces to the rear.

Tenure

The premises are available by way of an assignment of the existing lease expiring 11th January 2027. There is a tenant break option on 11th January 2022.

Alternatively, the premises are available by way of a sub-lease until February 2022.

Passing Rent

£21,000 per annum exclusive.

Rates

We understand that the current Rateable Value is £29,000 and the Rates Payable are £14,239 per annum. The UBR for 2018/2019 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

Viewing

By appointment via this office:

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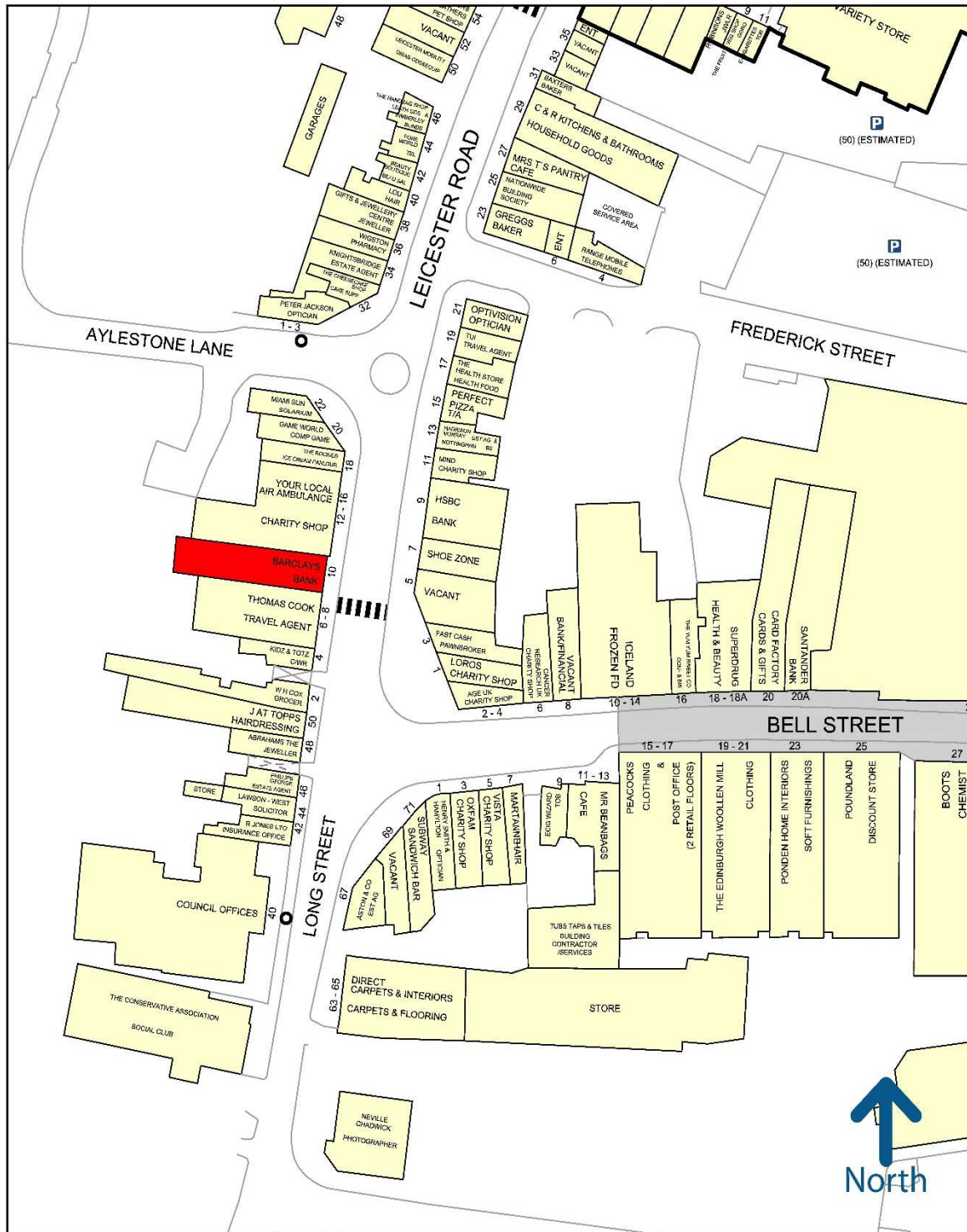
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