

Carlton Drive, Wigston, LE18

To Rent - £1,300 pcm



Purpose Built

BM Estates are delighted to offer for sale this fantastic opportunity to acquire a well-established takeaway/deli business situated in a prominent trading position on Carlton Drive, Wigston, LE18 1DF. Offering an excellent opportunity for owner-occupiers, experienced operators or entrepreneurs looking to establish themselves in a thriving location, the business is available with goodwill, fixtures and fittings included for £25,000.

The premises occupy an enviable position within a busy local shopping parade, surrounded by a large residential community and a variety of independent retailers and local businesses, ensuring a steady flow of passing trade throughout the day. Wigston remains one of Leicestershire's most popular suburban locations, benefitting from excellent transport links to Leicester City Centre, Oadby, South Wigston and the surrounding areas via the A5199, A6 and nearby road networks. The property also enjoys convenient access to regular public transport, schools, parks, supermarkets, healthcare facilities and other everyday amenities, making it an ideal location for a customer-focused business.

In addition to its retail and food sales, the business also benefits from additional income streams through Royal Mail, InPost and Evri parcel services, providing regular supplementary revenue and increased customer footfall. These established services offer further potential for continued growth and diversification.

The sale includes the business goodwill together with the existing fixtures and fittings, allowing a purchaser to continue trading with minimal initial investment. Please note that the existing business name is not included within the sale, and the new owner will be required to rebrand the business under a new trading name.

The premises are currently held on a lease with approximately 7 years remaining, with the landlord also willing to grant a new lease, subject to agreement. The current rent is £1,300 per calendar month plus VAT.

Weekly takings are available upon request – please ask the agent for further information.

This is a rare opportunity to acquire a fully equipped business in a sought-after trading location with multiple income streams already in place and excellent potential for continued success and future growth. Early viewing is highly recommended. Please contact BM Estates for further information or to arrange a viewing.



Contact

A: BM Estates

T: 0116 273 1414

E: enquiries@bmestates.com

Reference: BMEST_004563

IMPORTANT NOTICE FROM BM ESTATES

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.