

TO LET

38 Francis Street,
Leicester LE2 2BD
Tel: 0116 255 8888



46 LEICESTER ROAD, WIGSTON, LEICESTER,
LE18 1DR

- Central location
- Parking to rear
- Self contained flat included
- Rental - £16,000 per annum

SpencersDruce
NaylorParkes
Chartered Surveyors Property Consultants

LOCATION

The premises are located in the centre of the Town of Wigston on the outskirts of the City of Leicester. Wigston is a busy town with good access to the City Centre and shops that serve the local community including a small Sainsburys Supermarket, Costa Coffee, as well as a number of local retailers.

DESCRIPTION

The premises are an end terrace of a block of shops of brick construction under a pitched tile roof. The ground floor is an open plan retail area while the first floor is accessed from the rear service yard and consists of a one bedroom self contained flat.

ACCOMMODATION

	M ²	Sq.Ft.
<u>Ground Floor</u>		
Retail	38.50	414.4
<u>First Floor</u>		
Flat	Lounge, kitchen, bedroom & bathroom.	

PLANNING

The premises have a retail use falling within Class E.

SERVICES

Mains gas and electricity are connected to the property.

EPC

The premises have a rating of Band E.

RATES

The premises are assessed for business rates under the 2023 Rating List as follows:-

Description	Rateable Value
Shop & Premises	£10,000

The flat is assessed for Council Tax Band A.

RENTAL

£16,000 per annum, exclusive.

VIEWING

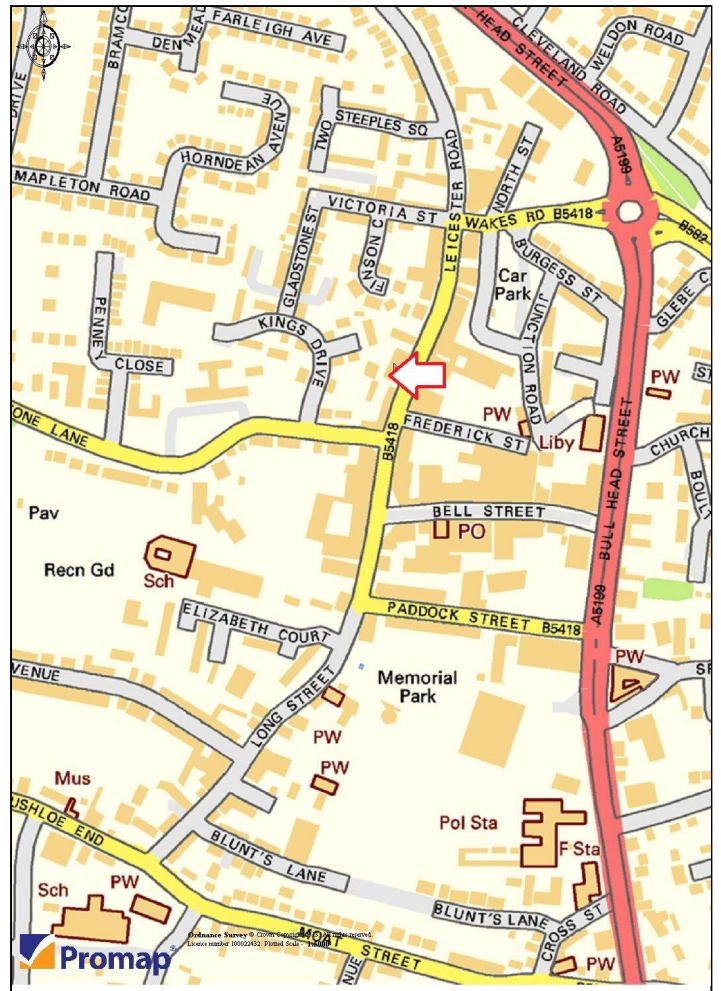
Strictly by appointment with the sole agents:-

Spencers Druce Naylor Parkes
38 Francis Street
Leicester
LE2 2BD

Tel: 0116 255 8888

Michael Holt

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PROPERTY MISDESCRIPTIONS: All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form any part of any contract or warranty. Unless specified to the contrary interested parties should not be misled by the following: 1. All dimensions, distances, and floor areas are approximate and given for guidance purposes only. 2. Information given on tenancies and tenure has been provided to us in good faith and the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their solicitors. 3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant local authorities or by web based enquiry. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to Purchase/lease. 4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition. 5. All prices and rents quoted are exclusive of Value Added Tax (VAT) unless expressly stated to the contrary.