

SHOP TO LET

Unit 1 The Arcade, Magna Square
Wigston, Leicestershire, LE18 1NR

Subject to VP



Location

Wigston is situated 5 miles to the South of Leicester and has a population of approximately 33,000. Magna Square is located in the heart of the town centre adjacent to the towns car parks. The scheme has access from both Leicester Road and the car parking areas making it one of the main pedestrian routes in the town.

Description

The subject property is located in Magna Square a busy shopping parade in the heart of Wigston Magna and anchored by **B&M**. The subject property is located on the entrance to the parade from Leicester Road and is ready for immediate occupation.

Accommodation

The premises comprises of the following approximate floor area:

Unit 1 The Arcade	Sq M	Sq Ft
Ground Floor	108.6	1,169

Tenure

The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

Business Rates

RV £15,000 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

D99. A copy of the EPC is available upon request.

Rent

£17,000 + VAT per annum exclusive.

Service Charge

There is an annual variable service charge of **£2,514 + VAT**

Insurance

There is an annual variable insurance charge of **£300 + VAT**

Planning

We understand that the property has consent for Use Class E. It is the ingoing tenant's responsibility to ensure that their proposed use is acceptable to the Local Planning Authority.

Security

A deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

Viewings

Strictly by appointment with the Joint Retained Agents FHP or Creative Retail.

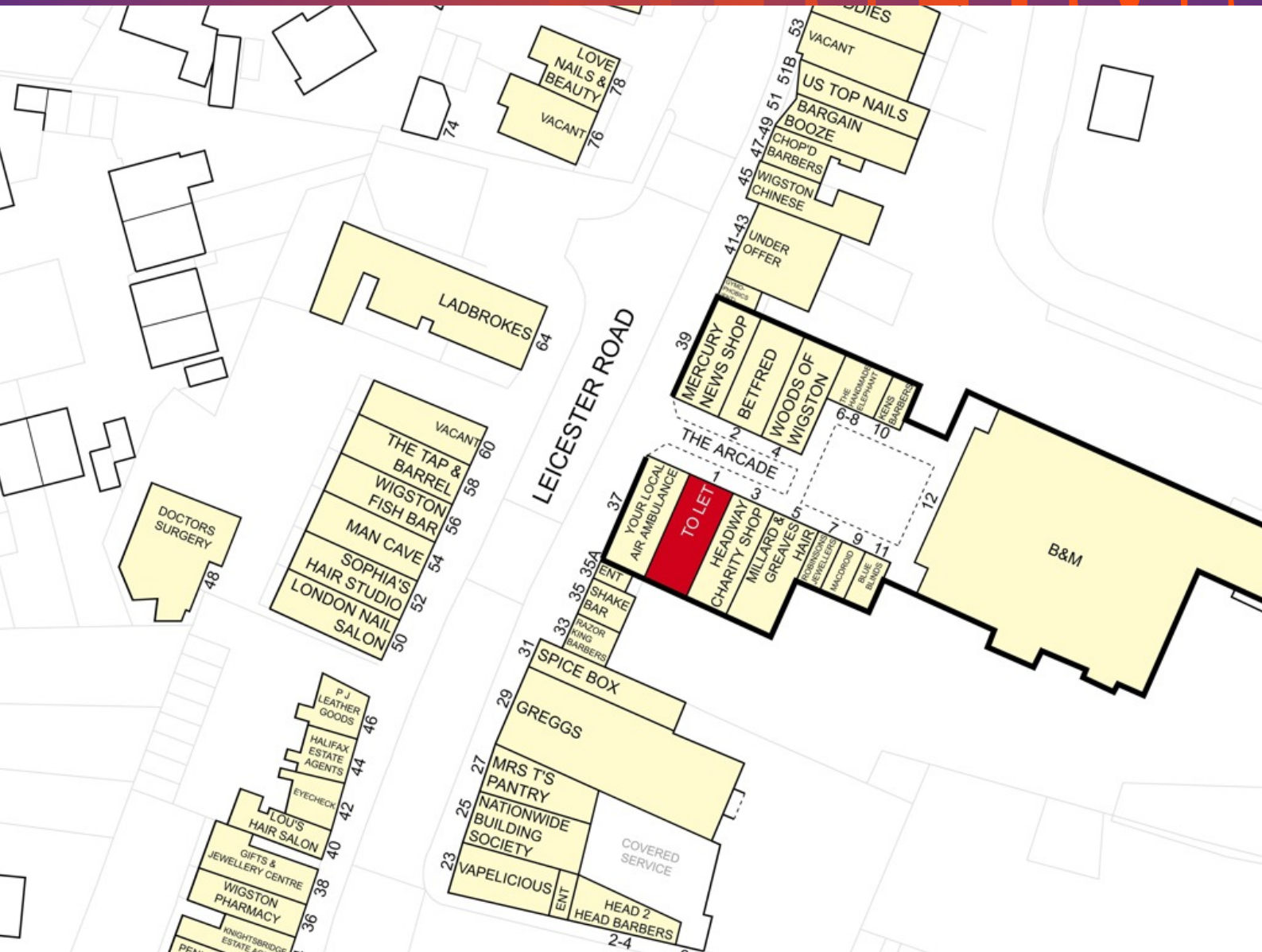
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