

# SHOP TO LET

37 Leicester Road, 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 on the corner of Magna Square shopping parade and Leicester Road in the heart of Wigston Magna. The property is located on the entrance to the parade from Leicester Road and is fitted ready for occupation.

## Accommodation

The premises comprises of the following approximate floor area:

37 Leicester Road	Sq M	Sq Ft
Ground Floor	71.07	765
First Floor	71.81	773

## Tenure

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

## Business Rates

**RV £16,500 (2026)**

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

## EPC

**C 61.** A copy of the EPC is available upon request.

## Rent

**£22,500 + VAT** per annum exclusive.

## Service Charge

There is an annual variable service charge of **£4,249.02 + VAT**

## Insurance

There is an annual variable insurance charge of **£478.89 + VAT**

## Legal Costs

Each party to be responsible for their own legal costs.

## Security

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

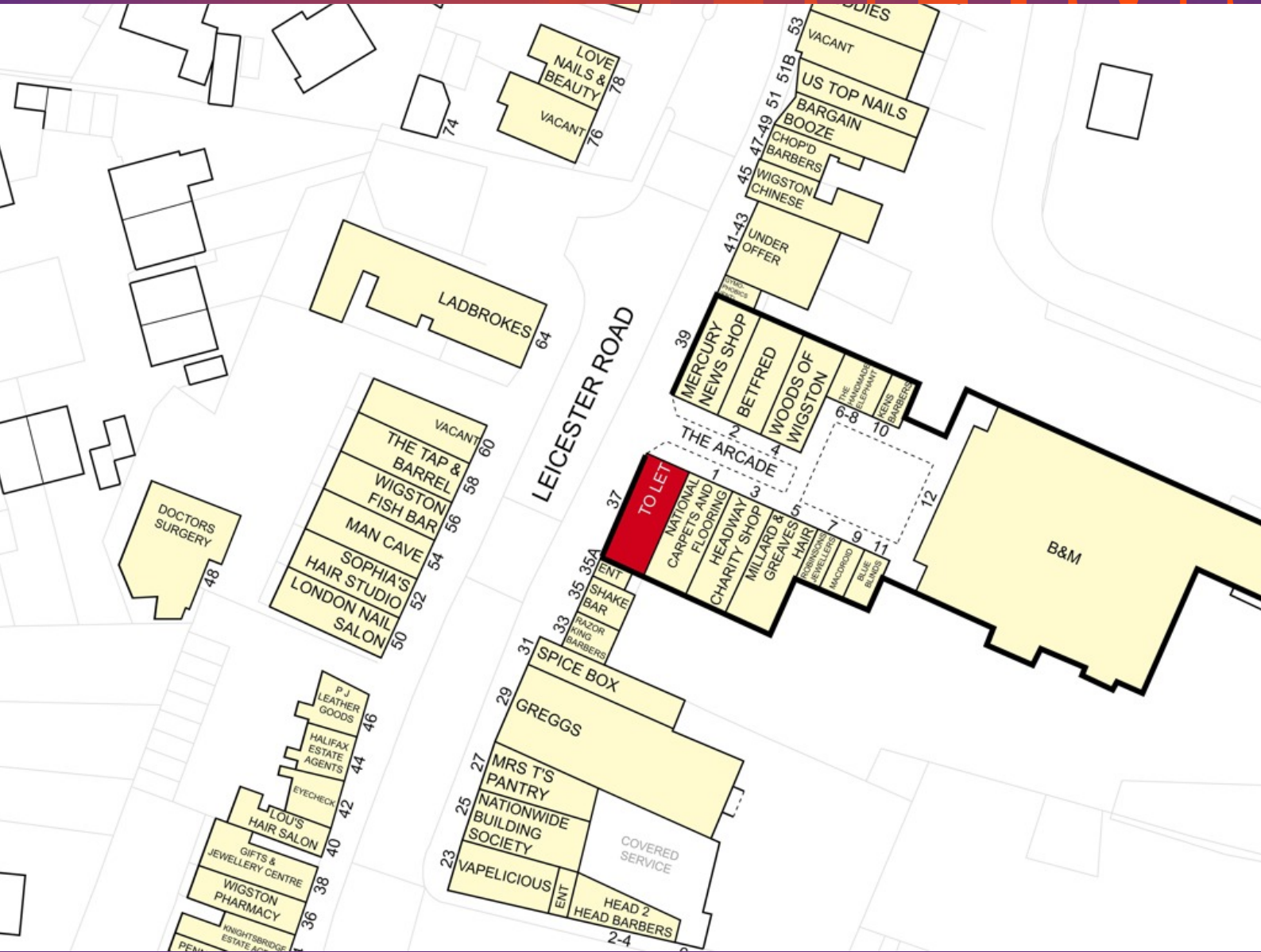
## Viewings

Strictly by appointment with the Joint Retained Agents.

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