

## TO LET – AS A WHOLE OR IN PART FORMER 31 COFFEE PREMISES



**31 Saffron Road  
South Wigston  
Leicester  
LE18 4TD**

- Available as a whole or in part
- Total NIA: 458.46 Sq.M (4,935 Sq.Ft.) Approx
- Adjoining Established Employment Area
- Rental £20,000 pax ground floor level
- Rental £28,000 pax as a whole

#### **DISCLAIMER/MISREPRESENTATION ACT**

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



# 31 SAFFRON ROAD, SOUTH WIGSTON, LEICESTER, LE18 4TD

## Location:

The property is within an established employment area fronting Saffron Road (B5 366). The property is well connected and located 5 miles south west of Leicester.

## Description:

The property comprises a ground floor commercial unit with a self-contained access leading to first floor level.

The accommodation comprises in detail and the following dimensions are approximate:-

Ground Floor	Former Coffee House Kitchen Area W.C. Facilities Preparation Room Storage Room
NIA 250.27 Sq.M ( 2,694 Sq.Ft.) Approx.	

First Floor	General Offices Private Office Storage Area Warehouse Area
NIA 208.19 Sq.M (2,241 Sq.Ft.) Approx.	

Total NIA 458.46Sq.M (4,935 Sq.Ft.) Approx.

## Rating Assessment:

Local Authority: Oadby & Wigston

Rating List	Description	Rateable Value
2023	Ground. Floor – Café	£8,700
2023	Ground Floor - Warehouse	£8,000
2023	First Floor - Offices	£10,250

The current rate in the pound or Uniform Business Rate is 51.2p (2023/ 2024). The rates currently may, however, be subject to partial relief or to phasing provisions.

Information can be obtained from:- [www.voa.gov.uk](http://www.voa.gov.uk)

## Services:

Mains gas, electricity, water and drainage are connected. There is a single phase electrical supply.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

## Fixtures & Fittings:

Landlords fixtures and fittings are to be included within the letting.

## Rental:

£20,000 pax in part (ground floor)

£28,000 pax as a whole

## VAT:

Applicable.

## Energy Performance Certificate:

Within Band: D valid until 11 January 2032

## Tenure:

The property is available on a lease for a term of 5 years.

Parties should instruct their solicitor to investigate the title to their own satisfaction.

## Unrepresented Parties:

Lease negotiations are subject to the RICS Code for leasing business premises (1<sup>st</sup> edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

## Legal Costs:

Each party are to be responsible for their own legal costs incurred in this transaction.

## Viewing:

Strictly by appointment through this agency, Peter Tew & Company.

Contact: Charlotte Tew / Julie Wood

Email: [charlotte@petertew.co.uk](mailto:charlotte@petertew.co.uk)

T: 0116 2551527

## Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

## Subject to Contract/Subject to Lease:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

T.CLT.19628 (0333y) 22.02.2024