



1 Cross Street, Wigston, Leicester, Leicestershire LE18 2HE

Self-Contained Office Premises

- ▶ **Total NIA: 804 sq ft (74.69 sq m)**
- ▶ **Situated close to Wigston town centre**
- ▶ **3 off-road car parking spaces**
- ▶ **Purchase price: £175,000**

For enquiries and viewings please contact:



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Location

Wigston is a major conurbation and commuter area for Leicester and lies approximately four miles to the south of the city alongside the main A50 Leicester to Northampton trunk road. It is a significant and independent area, having its own shopping centre predominantly situated around Leicester Road and Bell Street, all benefiting from major car parking facilities as well as designated industrial areas, incorporating well established estates, all being served by a substantial residential area.

The subject premises occupies a prominent frontage position on Cross Street which is a cul-de-sac to the southeast of the main retailing areas in Wigston, running from the north of Moat Street (B582) adjacent to the traffic light junction of Moat Street with Bull Head Street (A5199), which is the major trunk road running to the south side of the country and linking with Leicester to the north.

Description

The subject property comprises a detached single-storey office premises constructed in 3 sections with the original element being the rear section and being of brick construction under a pitched roof. The front extension is again of single-storey brick construction but with a flat felted roof over, and the third element is a small side brick and flat roofed extension containing the kitchen and WC facilities. All windows fitted are uPVC double glazed.

Internally, the property has been configured to provide a mixture of open plan and cellular office accommodation, together with 2 WCs and a kitchenette. The property has been fitted out to a good standard which generally includes; painted and plastered walls, carpet floor coverings, suspended ceilings with inset LED lighting and perimeter wired trunking. Other specifications include; wall mounted electric heaters, an alarm system and a CCTV security system.

Outside there is a small enclosed rear yard and a brick paved forecourt providing parking for 3 vehicles.

Accommodation

	Sq M	Sq Ft
Ground Floor	74.7	804
Total	74.7	804

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

The property has the benefit of all main services connected to the property, except for gas.

Planning

We understand that the property has an authorised use within Class E of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

Tenure

The property is available to purchase on a freehold basis with vacant possession.

Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £6,700. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Price

£175,000

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC is available upon request from the agents.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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