

Blaby Road, Wigston

- AVAILABLE NOW COMMERCIAL PROPERTY
- PARKING TO REAR
- SHOWER WETROOM
- HIGH STREET LOCATION
- RETAIL-OFFICE SPACE
- KITCHENETTE
- STORAGE AREAS

£600 Per Month

Tenure:

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Blaby Road, Wigston

DESCRIPTION

Commercial Property Offices-Shop-Retail. Situated within a prominent retail position and located opposite the Co-Op on the very busy Blaby Road (High street) in South Wigston, is this retail premises to Rent that offers comprehensive retail-office space, a shower/wet room and benefits from parking to the rear. The premises are served by good public transport links to the city and surrounding areas with South Wigston train station nearby.

There is also a range of local independent business, schools and amenities with Wickes, Tesco and Lidl supermarkets nearby.

Ground floor retail-sales-offices area with storage room, kitchenette and shower-wet room wc

The property comprises (dimensions are approximate):-

Ground Floor

Approx Front Retail-Office 15m²

Approx Rear Retail-Office 14m²

Approx Back Office-Kitchenette 16m²

Storeroom

Shower/ Wet room WC

RATING ASSESSMENT:

The premises are assessed as follows:-

Current rateable value (1 April 2023 to present) £4,650

The rate liability may, however, be subject to transitional arrangements and we would advise that individual parties satisfy themselves as to the likely rates payable from the date of occupation by contacting the Local Authority Oadby and Wigston.

SERVICES:

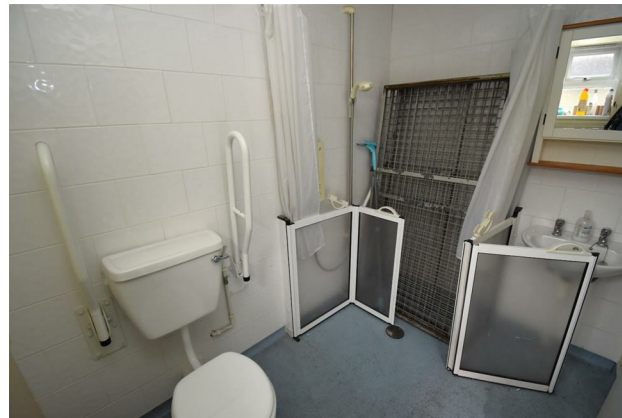
Mains gas, electricity, water and drainage are connected.

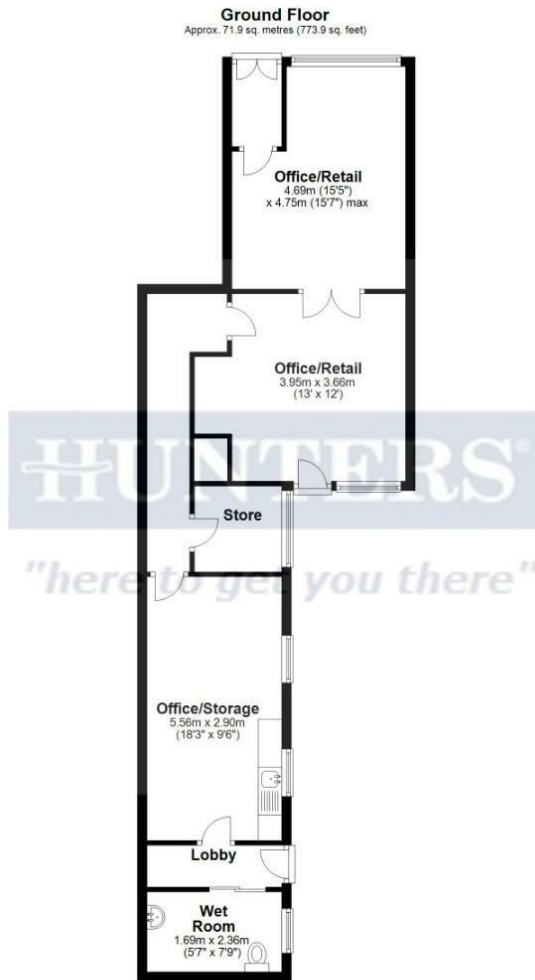
Hunters have not tested any service/installations and cannot provide a guarantee of their condition. Relevant Parties should investigate these facilities to their own satisfaction.

Each party shall bear their own legal costs incurred in documenting the Lease. Application process fee £350 plus VAT

ENERGY PERFORMANCE CERTIFICATE:

Energy performance rating





Total area: approx. 71.9 sq. metres (773.9 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using Planlign.

Viewing

Please contact our Hunters Wigston Lettings Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

19 Leicester Road, Wigston, Leicestershire, LE18 1NR

Tel: 0116 366 0660 Email:

wigston@hunters.com <https://www.hunters.com>



Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	88	88	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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