

Aston & Co

ESTATE & LETTING AGENTS



1 Bell Street
, Wigston, LE18 1AD
£15,000



Currently occupied as Henry Smith & Hamylton Opticians for over 25 years, this well established unit is excellent for a new business, with the benefit of a large front window, passing trade and providing excellent visibility and a welcoming storefront for potential customers.

The property is located on the corner of Long Street & Bell Streets Situated in a prominent pedestrianised retail position within Bell Street Wigston with a mixture of local independent and National High street retailers.

The unit is available for move in at the end of March 2026.

Lease - The property is available to let under an internal repairing and insuring lease for a minimum term of 5 years and with rent reviews at three-yearly intervals.

- Prominent position in a pedestrianised town centre
- Nearby occupiers include Peacocks, Iceland, Superdrug and Sainsbury's
- Suitable for a variety of uses – subject to planning
- Numerous car parks in close proximity
- Ground Floor Retail
- Connected To Electricity, Water & Drainage
- WC & Kitchen Area
- EPC Rating B
- AVAILABLE MARCH 2026



Location

The property is situated in a prominent position on the corner of Bell Street and Long Street. Bell Street forms the prime retail shopping area in Wigston with a range of national, regional and independent retailers. Wigston is 3½ miles south of Leicester City Centre and well connected to Leicester via the A5199 and the outer/inner ring roads. Wigston Town Centre is well served by public car parks and has a variety of public transport links. The population is generally affluent and the area also serves as a Shopping Centre for the rural villages to the south.

RATES

The premises are assessed for business rates under the 1st April 2023 to Present

Rateable Value - £13,500

INSURANCE & SERVICE CHARGE

The service charge covers the maintenance of the external fabric of the building, and buildings insurance. Further details are available upon request.



PLANNING

All interested parties are advised to make their own enquiries regarding change of use to Oadby & Wigston Borough Council.

TENURE

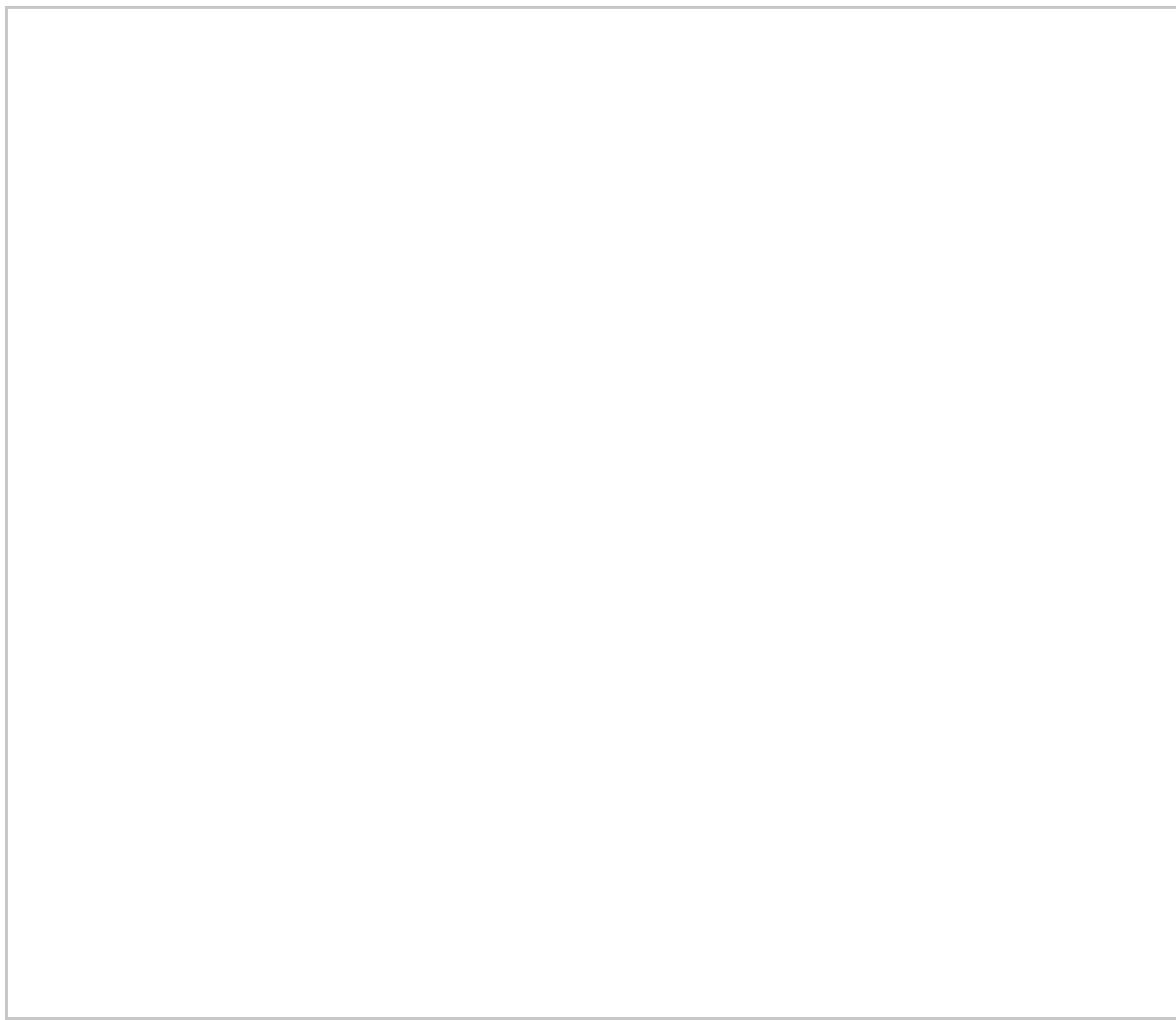
The premises are available subject to a new lease for a period of years to be agreed on internal repairing shop front and service charge terms.

RENT DEPOSIT

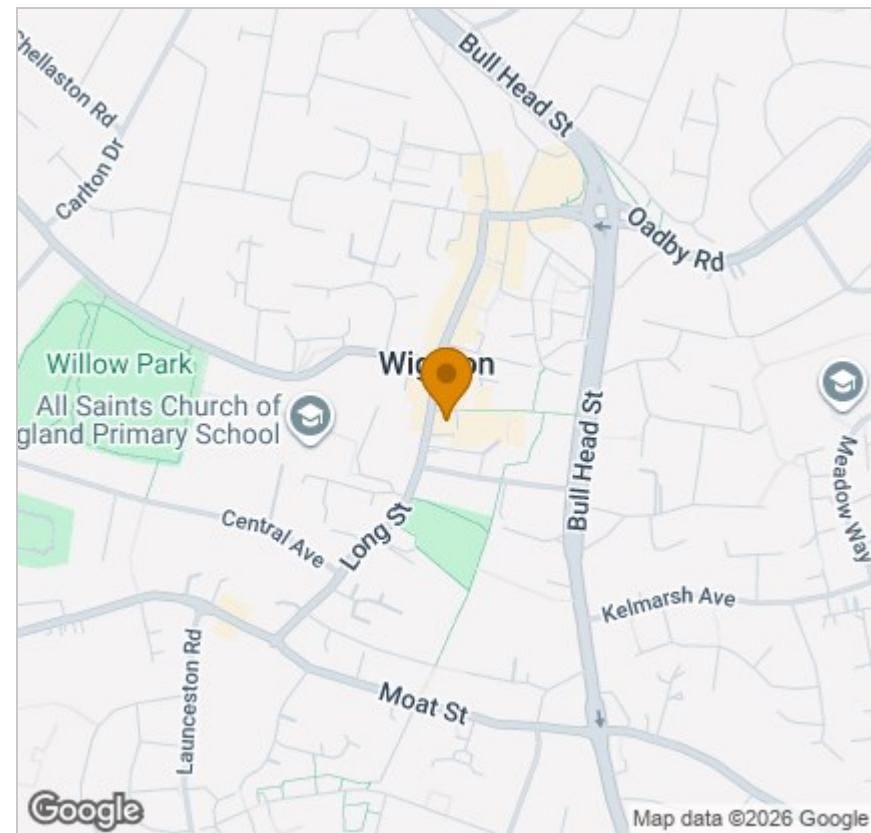
A rent deposit of 3 months rent will be payable on completion of the lease.



Floor Plan



Area Map



Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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