Kal Sangra
SHONKI BROTHERS

SHONKI BROTHERS LTD
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TO LET

West Avenue
Wigston, Leicester
LE18 2FB



ANNUAL RENTAL OF: £97,500 PAX PLUS VAT

- A Substantial, Part Single & Part Two Storey Former Trade Counter/Industrial Unit
- Located Within a Well-Established Industrial Area
- Total GIA: 21,608 SQFT (2,007 SQM) Approx.
- Retail Area, Warehouse, Offices, Kitchen & WC Facilities
- Eaves Height of Approx. 3 Meters
- Parking To The Front & Rear
- Loading Bays
- 3 Phase Electrics







Location
This unit is located on West Avenue, within a well-established industrial area, approximately 3 miles from Leicester City Centre, with the M1 & M69 being approximately a 15-minute drive.

Description
A substantial, part single storey and part two storey, industrial unit of approximately 21,608 sqft (2,007 sqm), comprising; retail area, warehouse, offices, kitchen and WC facilities. The unit was previously used as a trade counter and benefits from an eaves height of approximately 3 meters, front and rear loading bays and car parking to the front and rear of the unit.

Accommodation
All measurements are approximate:

Ground floor:	18,505 sqft (1,719 sqm)
Mezzanine:	2,011 sqft (186 sqm)
First floor:	1,092 sqft (101 sqm)
Total GIA:	**21,608 sqft (2,007 sqm)**

Rent
£97,500 plus VAT per annum exclusive.

Planning
We understand that the property has Class B use with potential for alternative uses subject to obtaining planning permission. All enquiries regarding planning should be made direct to Oadby & Wigston Borough Council planning department on 0116 288 8961.

Lease Terms
The property is available to let by way of a 3-year lease or longer, on a full repairing and insuring basis with 3 yearly rent reviews.

Legal Costs
The ingoing tenant will be responsible for the landlord's reasonable legal costs for the preparation of the lease.

Rating Assessment

Charging Authority:	Oadby & Wigston Borough Council
Description:	Factory & premises
Rateable Value:	£61,500
Rates Payable:	£29,520
Period:	1 April 2026 - present

Please make your own enquiries in respect of the ratings liability.

VAT
We understand that VAT is applicable.

EPC
Pending.

Building Insurance
Landlord to insure, tenant to reimburse.

Services
The unit benefits from 3 phase electric supply and gas. The service, fittings and appliances (if any) have not been tested by the agents.

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Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

NAVA National Association of Valuers and Auctioneers
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