

## FOR SALE

### Leicester Road Wigston Leicestershire LE18 1DR



## ASKING PRICE: £260,000

- 2 Storey Mixed Use Property
- Total GIA: 1,396 SQFT (129.64 sqm) approx.
- One Bedroom Self Contained Flat Above
- Located In Wigston Town Centre
- Retail Area, Storage Area & WC
- High Footfall & Excellent Passing Trade



## Location

This well sized property is located in the centre of Wigston and is situated on a corner plot between Aylestone Road and Leicester Road. The property benefits from easy access by foot and all modes of transport and is serviced by frequent bus links to and from areas of Leicester.

## Description

A spacious two storey mixed commercial and residential property of approximately 1,396 sqft (129.64 sqm) comprising a lock up retail shop on the ground floor with secure roller shutters, storage area and WC which is to be offered on a new 10 year lease at £14,400 pax and a one bedroom self-contained flat above with separate access let at £550 pcm. The property benefits from car standing to rear.

## Accommodation

All measurements are approximate:

### Ground Floor

**Ground floor trading area - 675 sqft (62.7 sqm)**

**Rear section - 22 sqft (2.04 sqm)**

### WC

### First Floor

**Lounge - 13' 8" x 13' 8" (4.16m x 4.16m)**

**Kitchen - 15' 6" x 6' 5" (4.72m x 1.95m)**

**Bedroom - 10' 10" x 10' 3" (3.30m x 3.12m)**

### Shower Room

### WC



## Planning

We understand that the property has Class E use for the commercial element of the property and Class C use for the residential element with the potential for other uses subject to obtaining planning consent. All enquiries regarding planning should be made direct to Oadby & Wigston Borough Council planning department on (0116) 288 8961.

## Rating Assessment

Charging authority:	Oadby & Wigston Council
Description:	Shop & Premises
Rateable Value:	£10,500
Rates Payable:	£5,239.50
Period:	2017 - Present

Please make your own enquiries regarding the rating assessment.

## Tenure

Freehold.

## EPC

Band C.

## Council Tax

Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Oadby and Wigston Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

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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.

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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