



TO LET

FIRST FLOOR OFFICE

First Floor Rear, 7 High Street,
Lutterworth, LE17 4AD

Situated on High Street in the heart of
historic Lutterworth town centre



Convenient access to the M1 and A5



Public car parking available nearby



Gas fired central heating and air
conditioning



NIA - 513 sq ft (47.7 sq m)



LOCATION

The subject property is located in a prominent position on High Street in Lutterworth, with on street car parking directly in front of the property. High Street benefits from a range of national and independent retailers, including Subway, Domino's Pizza and Chambers and Neal hairdressing. Public pay and display car parking is available nearby within the town centre.

Lutterworth is a Leicestershire town situated approximately 14 miles to the south of Leicester. The town enjoys good local road communications including Junction 20 of the M1 Motorway, being just outside of the town, and Junction 2 of the M6 Motorway at Rugby. The A5, Watling Street, is also within close proximity.

DESCRIPTION

The property comprises first floor office accommodation in Lutterworth town centre. The property is accessed through a communal entrance and benefits from shared male and female WC and kitchen facilities.

The property is currently arranged as two treatment rooms with an ancillary reception area. The property benefits from LED lighting, air conditioning and gas fired central heating.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
First	Office	513	47.66
NIA Total		513 Sq Ft	47.66 Sq M

SERVICES

All mains services are connected to the property, which benefits from a gas fired central heating system and air conditioning.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Harborough District Council is:

Rateable Value: £5,200

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring (by way of service charge) lease at a commencing rental of £4,800 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C(69)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

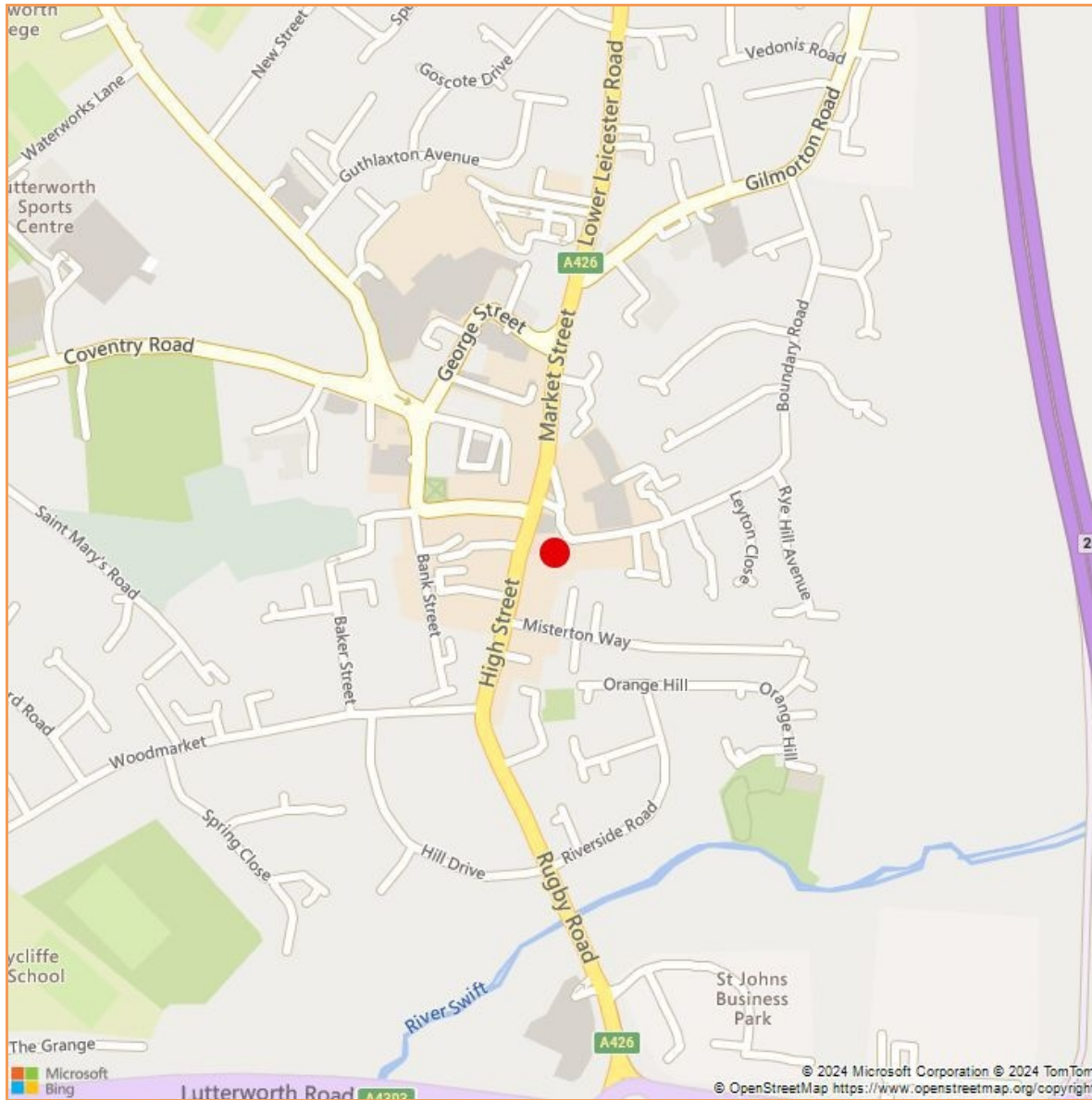
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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