



**wards**  
Commercial

**TO LET**

**RETAIL PREMISES**

25 Market Street,  
Lutterworth, LE17 4EJ

Prominent window displays



Town centre position



Car parking available



Office, stores and WC facilities



NIA - 740 sq ft (68.7 sq m)



## LOCATION

The property is located fronting on to Market Street in Lutterworth, forming one of the four shops known as Van Allen Court. There is a supermarket building situated to the rear of the property, whilst Market Street itself forms part of the main route leading through Lutterworth town centre, where there are a variety of different shops in close proximity to the property. In addition to the car parking area, adjacent to Van Allen Court and for the occupiers of the same, there are public car parks within easy walking distance of the property.

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 a ground floor lock-up shop premises, together with ancillary storage and office accommodation to the first and second floor areas above. The property is located fronting on to Market Street in Lutterworth, forming one of the four shops known as Van Allen Court. There is a supermarket building situated to the rear of the property, whilst Market Street itself forms part of the main route leading through Lutterworth town centre, where there are a variety of different shops in close proximity to the property. In addition to the car parking area, adjacent to Van Allen Court and for the occupiers of the same, there are public car parks within easy walking distance of the property.

## ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	324	30.1
First	Front Store	169	15.7
First	Rear Store	83	7.71
Second	Store	164	15.24
NIA Total		740 Sq Ft	68.75 Sq M

## SERVICES

We understand mains electricity, water and drainage are connected to the property.

## BUSINESS RATES

As a result of web enquiry only, we are informed that the entries appearing in the Council Tax List of Harborough District Council are:

Rateable Value: £5,900

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £7,800 per annum exclusive. Available from January 2025.

## 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 - E(119)

## 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.

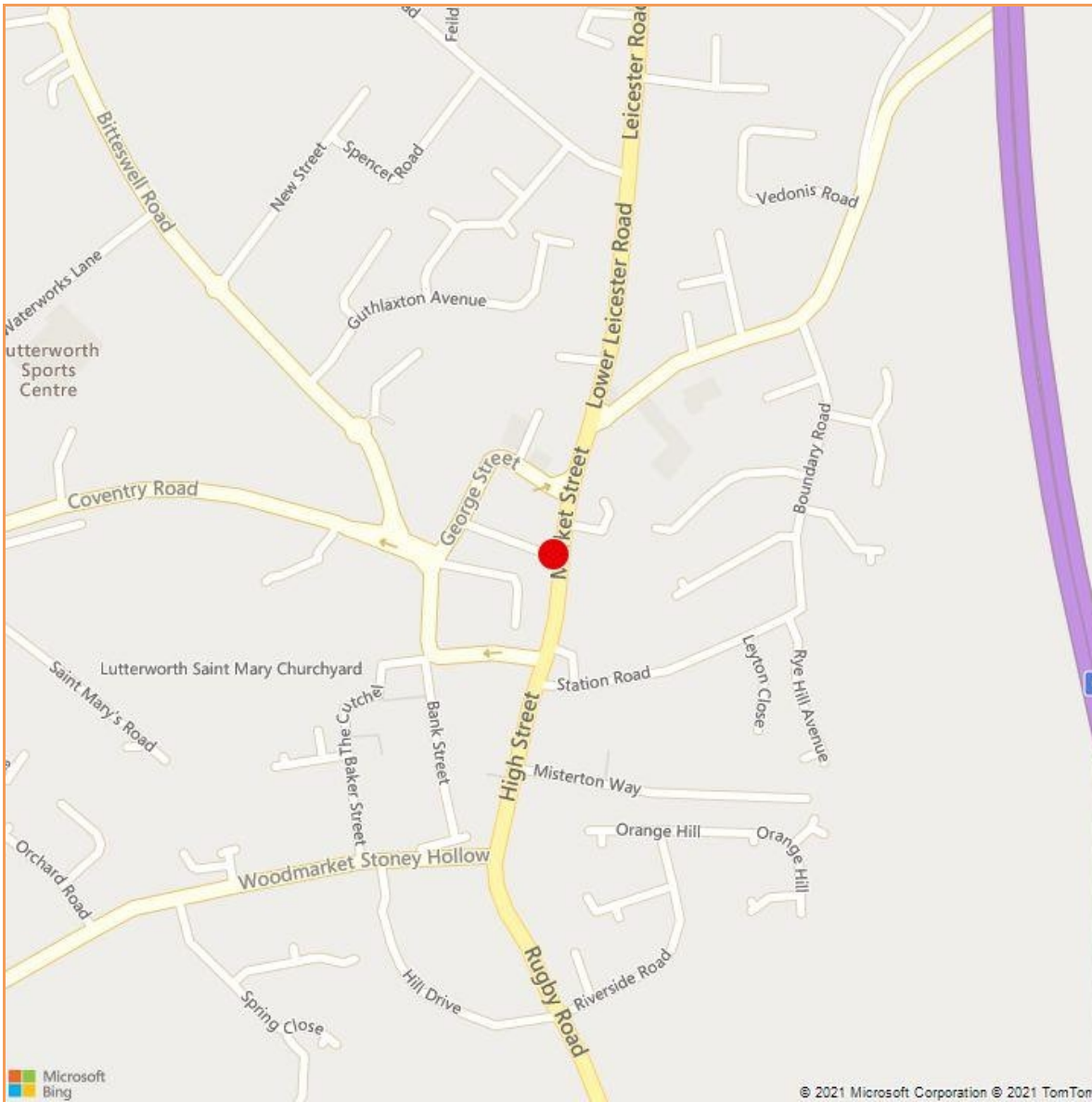
## NOTE RE: PLANS

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](http://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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