



**TO LET**

**RETAIL PREMISES**

2 Shambles Court, Bell Street,  
Lutterworth, LE17 4DW

Town centre location



Car parking in front of property



Adjacent to public car parking area



NIA - 672 sq ft (62.3 sq m)



## LOCATION

The property is located within the Shambles Court development, being situated just off Bell Street and in close proximity to the main public car park servicing Lutterworth. There is communal parking situated to the front of the property, which is accessed from Bell Street. Bell Street itself runs off the main high street (A426) which runs through Lutterworth town centre leading to junction 20 of the M1 to the south and towards Leicester to the North.

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

## DESCRIPTION

The property essentially comprises of a ground floor retail premises together with ancillary first floor accommodation. The shop benefits from roller shutter security to both the front and rear 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	328	30.47
First	Ancillary Areas	344	31.96
NIA Total		672 Sq Ft	62.43 Sq M

## SERVICES

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 Rating List of the Harborough District Council were:

Rateable Value: £6,200

THIS IS NOT THE AMOUNT PAYABLE

## TENURE

The property is available on a new full repairing and insuring lease at a commencing rental of £9,000 per annum exclusive

## LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal costs incurred in the grant of the lease.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(106)

## 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](mailto: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.

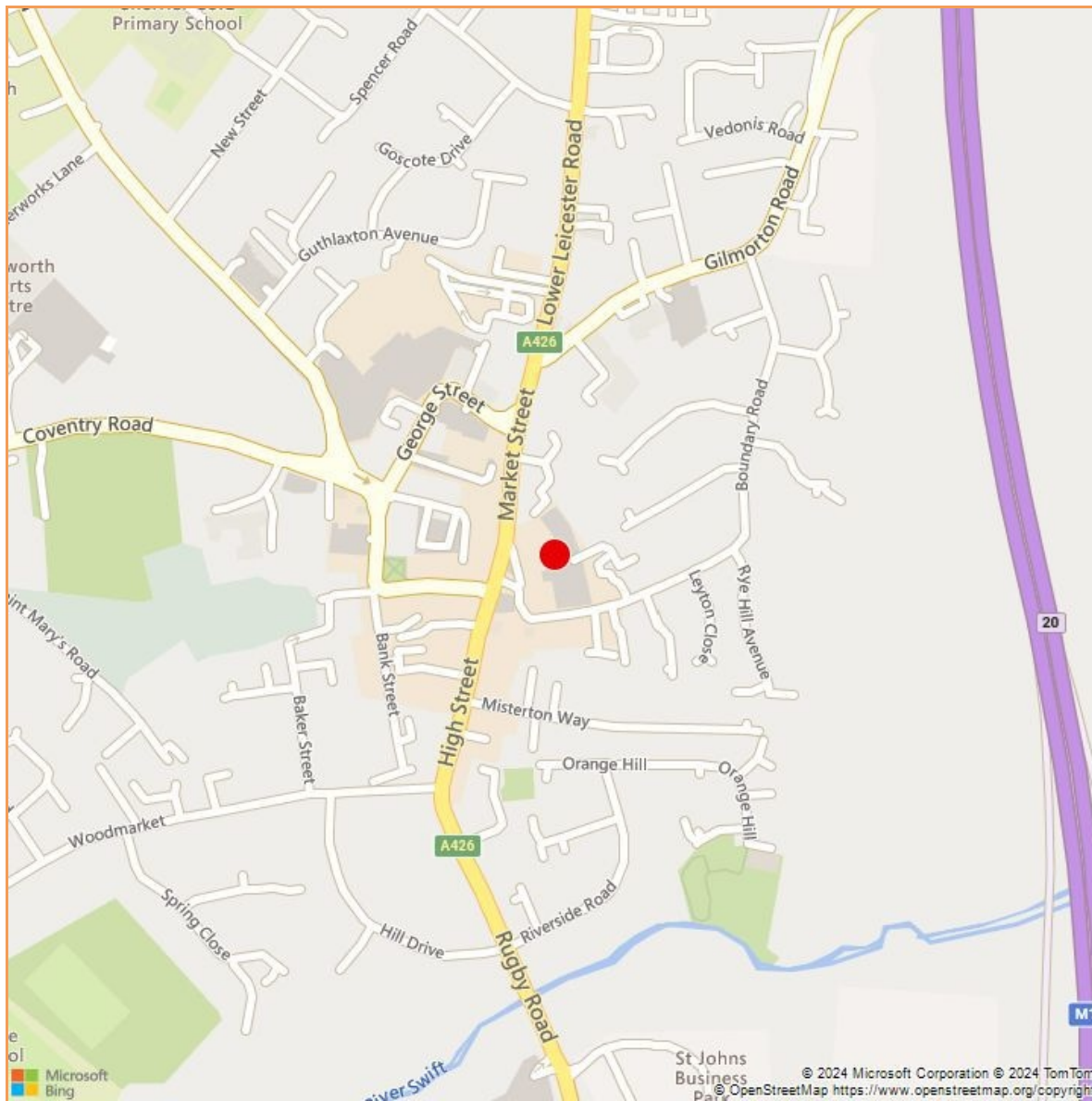
## NOTE RE: PLANS

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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