



TO LET

FIRST FLOOR COMMERCIAL AREAS

First Floor, 26 Church Street,
Lutterworth, LE17 4AL

Fully fitted as a hair and beauty salon



Situated within the heart of
Lutterworth town centre



Comfort cooling and heating



Fixtures, fittings and equipment
available by way of separate
negotiation



NIA - 1,158 sq ft (107.6 sq m)



LOCATION

The property is located at the top of Church Street, which is the main retailing area within the busy town of Lutterworth. The property occupies a prominent corner position being at the junction of Church Street and George Street and there is a public car park on George Street, within 30 metres of the same.

Lutterworth is a small south Leicestershire town lying approximately fourteen miles to the south of Leicester, the population is in the order of 7,500. 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 to the town.

DESCRIPTION

The subject property comprises first floor commercial premises which are accessed via a ground floor entrance and stairs from Church Street.

The property is fully fitted out as a hair and beauty salon and the accommodation offered by the property comprises an open plan area together with male and female WC facilities and a further small room. There are suspended ceilings and fluorescent LED fitted, together with comfort cooling / heating.

The fixtures, fittings and equipment are available by way of separate negotiation.

ACCOMMODATION

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

| | | SQ FT | SQ M |
|-----------|-------------|-------------|-------------|
| First | Salon Areas | 1,158 | 107.58 |
| NIA Total | | 1,158 Sq Ft | 107.58 Sq M |

SERVICES

Mains electricity, water and drainage are connected to the property. A comfort cooling / heating system is installed within the property.

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: £7,800

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new effective full repairing and insuring lease, for a term to be agreed, at a commencing rental of £12,000 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 - to be supplied

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.

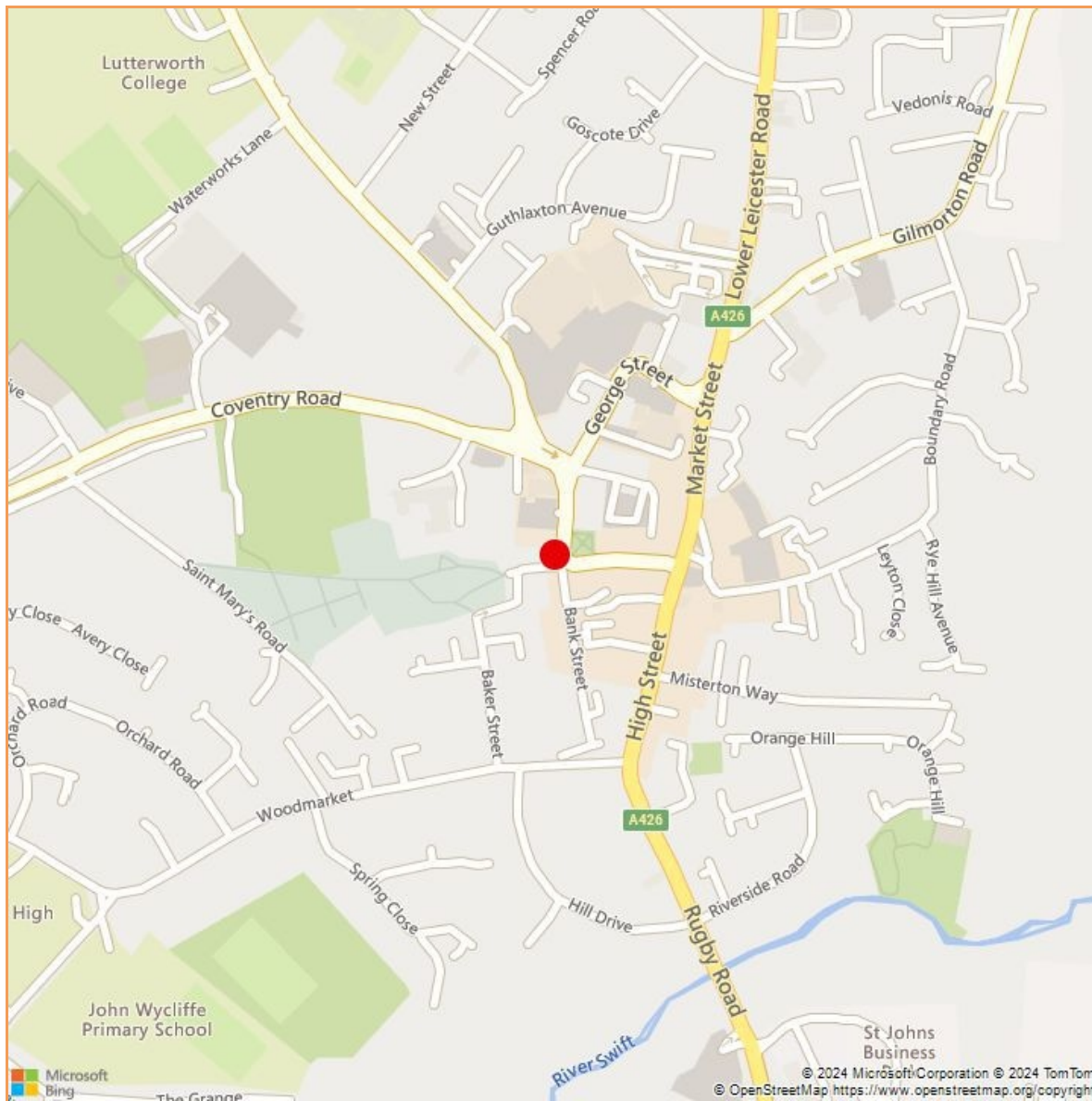
NOTE RE: PLANS

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.





DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.



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