



TO LET

GROUND FLOOR RETAIL PREMISES

7 High Street,
Lutterworth, LE17 4AT

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



On street car parking to the front
elevation



Air conditioning



Office and WC facilities



NIA - 1,016 sq ft (94.4 sq m)



wards
Commercial

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 subject property comprises ground floor retail premises on High Street in Lutterworth town centre.

The accommodation comprises a retail sales area, with partitioned rear sales area, understairs store, office, staff room/kitchen and WC.

There is on street car parking to the front elevation and pay & display car parking available in the town centre.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Retail Sales	490	45.52
Ground	Rear Sales	227	21.09
Ground	Store	25	2.32
Ground	Office	116	10.78
Ground	Staff Room	159	14.77
NIA Total		0 Sq Ft	0 Sq M

SERVICES

We understand mains gas, electricity, water and drainage are available to the subject property. Heating is by way of gas fired central heating and there is an air conditioning unit to the retail area.

The gas supply is shared with an adjacent property and is charged on a pro-rata basis, based on floor area.

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: £14,750

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available by way of assignment of an effective full repairing and insuring lease (by way of service charge), at a passing rental of £12,500 per annum exclusive, for a term of 5 years from 25 March 2020. Alternatively, a lease of longer duration may be available directly from the Landlord.

LEGAL COSTS

As is standard, the ingoing tenant is to cover the landlord's legal costs in respect of the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

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.

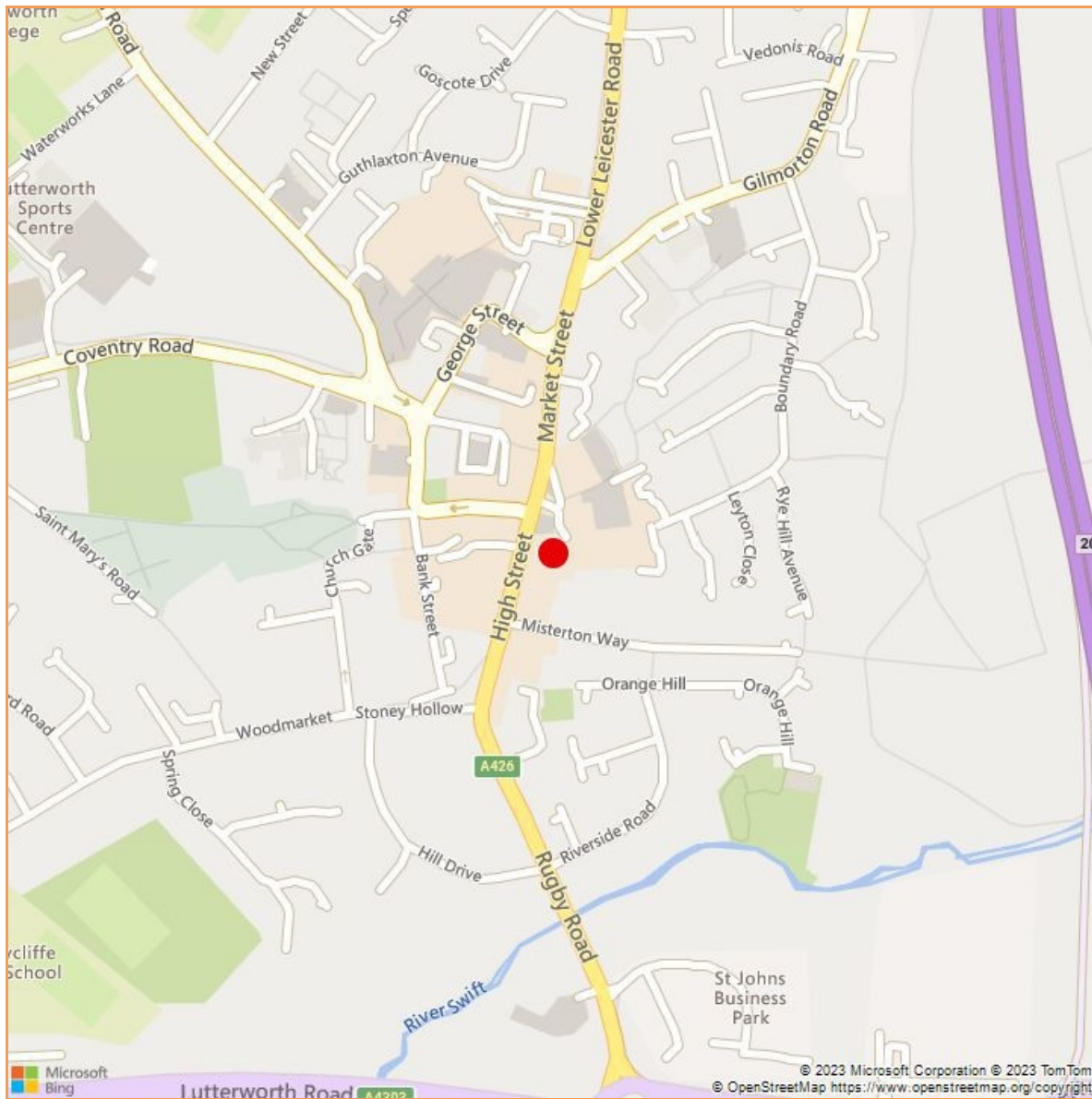
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

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.