



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£12,500 Per annum

12, HIGH STREET
LUTTERWORTH | LE17 4AD

- Prominent High Street retail property
- Town centre location
- 828.79 sq. ft

LOCATION

12 High Street is located on one of the main retail parades in Lutterworth town centre. Neighbouring occupiers include Subway, E & R Tearoom, Dominos, Edmond & Slatter, various estate agents and a broad selection of independents. The property has a highly visible road frontage from both the pavement and the roadside which provides for good footfall and is centrally located to all of the towns amenities. The property is approximately 1 mile from Junction 20 of the M1 motorway, 5 miles from Junction 1 of the M6 and is well served by public transport and town centre parking.

DESCRIPTION

Having a prominent High St presence, this property benefits from a substantial shop window that stretches the full width of the shop. Internally the main retail area benefits from a good ceiling height with some original beam features, LED lighting, spot lighting and laminate wooden flooring. To the rear of the main retail area is a storage area and connected via a courtyard, is a workshop/store, kitchen, WC and a basement. There is 1 parking space for the unit to the rear.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Shop floor (retail) including kitchen area - 487.69 sq. ft (NIA)

Basement - 169 sq. ft (NIA)

Rear storeroom - 172.10 sq. ft (NIA)

The NIA is 828.79 sq ft (76.99 sq m) (NIA)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2026 Rateable Value of £8,700. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of B (B38). A Copy of the certificate is available upon request.

TERMS

The property is available by way of a new full repairing and insuring lease direct with the Landlord on terms to be agreed.

VAT

The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

VIEWINGS

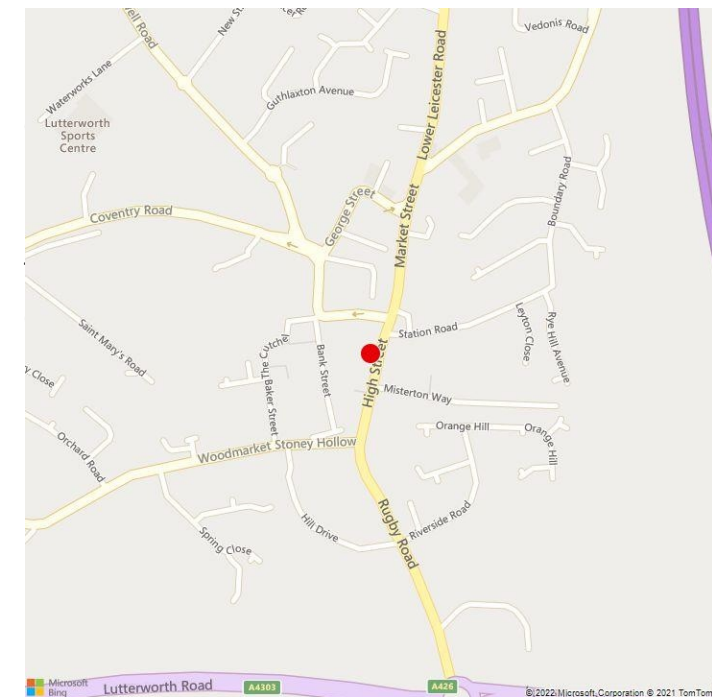
~][Property Viewing][~

LEGAL COSTS

Each party is to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to carry out a





SUBJECT TO CONTRACT Disclaimer:

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