WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030
Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£5,400 - £11,400 Per annum

FIRST FLOOR OFFICES, 23A CHURCH STREET
LUTTERWORTH | LE17 4AE

- Modern, Refurbished First Floor Offices
- Lutterworth Town Centre
- LED lighting

LOCATION

23a Church Street is a first floor office premises located directly off the High Street in Lutterworth Town Centre. Church Street is widely regarded as a prime location in Lutterworth, and the property is within easy walking distance of the town's comprehensive facilities which include Waitrose and Morrisons supermarkets, Banking Hub, Post Office, library, gym, and chemists. Lutterworth has excellent transport links and the town is situated off Junction 20 of the M1, and approximately 4 miles from Junction 1 of the M6. The A5, A14, and M69 are also within easy travelling distance.

DESCRIPTION

Access to the property is directly from Church Street. The first floor offices are accessed via a door to the right of the retail frontage. The three newly refurbished office suites benefit from perimeter trunking, LED lighting, new decorations, and floor coverings. These offices can be let as two separate offices.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practise on a Net Internal Area (NIA) basis:
Office 1: 333 sq.ft - £5,400 per annum
Office 2 & 3: 386 sq.ft - £6,000 per annum

BUSINESS RATES

According to information provided by the Valuation Office Agency website, Office 1 has an April 2023 Rateable Value of £3,150 per annum and Offices 2 & 3 have an April 2023 Rateable Value of £3,850 per annum. 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 Rating of C 61.

TERMS

The property is currently available with Vacant Possession by way of a new lease. Each party to bear their own legal fees.

VAT

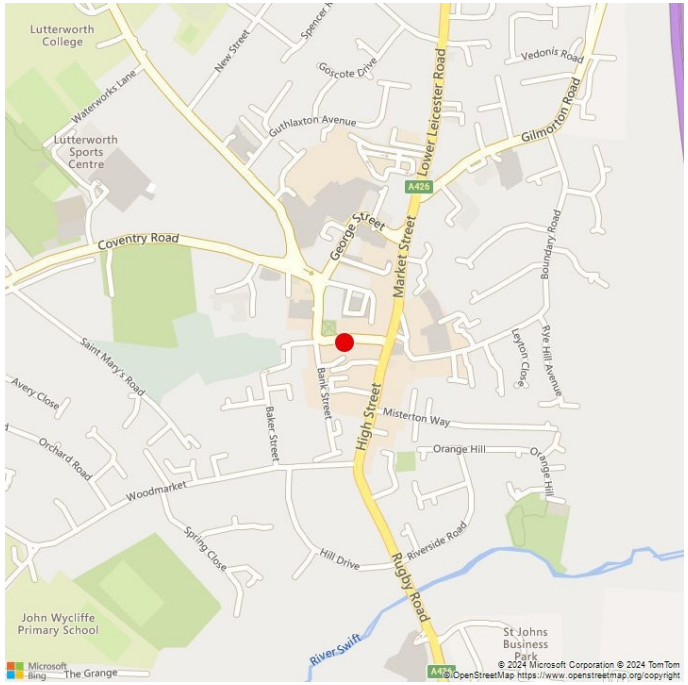
The property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each Party 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 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.











SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated September 2026