



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

£12,050 Per annum

FIRST FLOOR, 9 HIGH STREET
LUTTERWORTH | LE17 4AT

- Self-contained character office
- First floor
- Open plan office space
- Town centre location

LOCATION

The first floor office suite occupies a prominent location on High Street within Lutterworth Town Centre. The property is within walking distance of the towns comprehensive facilities which include car parking, supermarkets, banking hub, post office, library, gym and chemists. Lutterworth has excellent transport links and the town is situated on 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 of this pleasant country town.

DESCRIPTION

The office suite currently benefits from LED lighting, perimeter trunking, an intercom entry system, WC and tea making facilities.

ACCOMMODATION

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

The NIA is 1,277 sq ft (118.63 sq m).

SERVICE CHARGE INFORMATION

There is a Service Charge of £1,600 per annum, payable quarterly, for the maintenance of the fabric of the building.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the first-floor unit has an April 2023 Rateable Value of £10,750. 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 D. A Copy of the certificate is available upon request.

TERMS

The quoting rent is £12,050. The property will be let by way of a new lease on terms agreed between the parties.

VAT

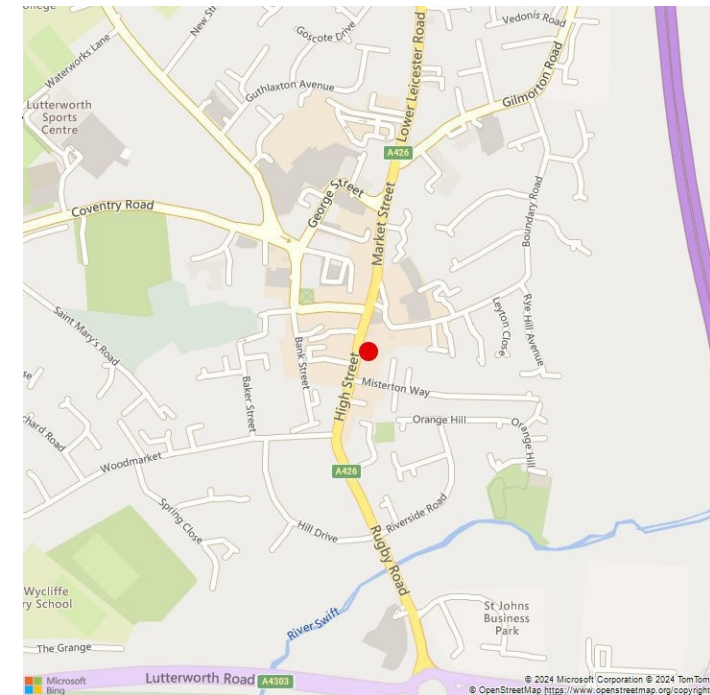
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

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 to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to





SUBJECT TO CONTRACT Disclaimer:

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