



TO LET
£11,000 Per annum

FIRST FLOOR OFFICES, HILL HOUSE
LUTTERWORTH | LE17 4BE

- First floor character offices
- Approximately 1,304 sq ft NIA
- Superb period property
- Kitchenette and WC facilities

LOCATION

Hill House is located on Regent Street directly off of the High Street in Lutterworth's town centre. The Property is within easy walking distance of the local amenities. Lutterworth is situated just off Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also all within easy travelling distance.

DESCRIPTION

**** REDUCED **** Hill House is a building offering multi-occupied office premises with a wealth of period features including high ceilings and bay windows. The first floor has recently been refurbished and comprises 5 spacious individual offices, small kitchenette and WC facilities. The offices are carpeted throughout and benefit from CAT II lighting, electric heating, power points and data points throughout. Outside there is a large garden area which can be utilised for open air meetings and lunches.

The office can be split into 2 separate demises if required, please enquire to a member of our staff.

Offices - 1,304 Sq Ft NIA

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the property has an April 2017 Rateable Value of £9,000.00. However, the Rateable Value from 1 April 2023 will be £10,500.00. Interested parties are advised to speak with the Local District Council for further information.

EPC

The EPC is be available on request.

TERMS

The Property is available to let by way of a new lease.

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 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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