



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

£22,000 Per annum

THE OLD STATION HOUSE, STATION
ROAD
GREAT GLEN | LE8 9FP

- Gated Parking Area
- Modern specification
- Character Property
- Use Class E (Office, Retail. Financial & Professional)

LOCATION

The Old Station Yard is situated on Station Road approximately 1 mile south of the village of Great Glen. The property has excellent access to the A6 and is situated approximately 10 miles from Market Harborough and 7 miles from the centre of Leicester, with access to the M1 at junction 21 just 8 ½ miles away.

DESCRIPTION

As the name suggests the site is the former location of Great Glen railway station and comprises the former Station Building and adjacent yard. The station building was converted in 2015 to form excellent modern open plan offices. The building has been converted to a high standard and provides approximately 1,693 sq ft of accommodation over the 2 floors. The ground floor benefits from a large fully fitted kitchen, WC and a mix of open-plan office space. The building was sympathetically converted and retains many of the original features of the station building. Externally, the secure parking area is tarmacked and gated.

ACCOMMODATION

All measurements are taken in accordance with the RICS Code of Measuring Practice 6th Edition. Ground floor: 115.57 Sq m (1,244 sq ft)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £13,250. Interested parties are advised to speak with Harborough District Council for further information.

EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

TERMS

The property is to be let by way of a new lease with terms to be agreed between the parties.

Railtrack have a right of access across the property at all times to access land adjacent to the site which is owned by Railtrack.

VAT

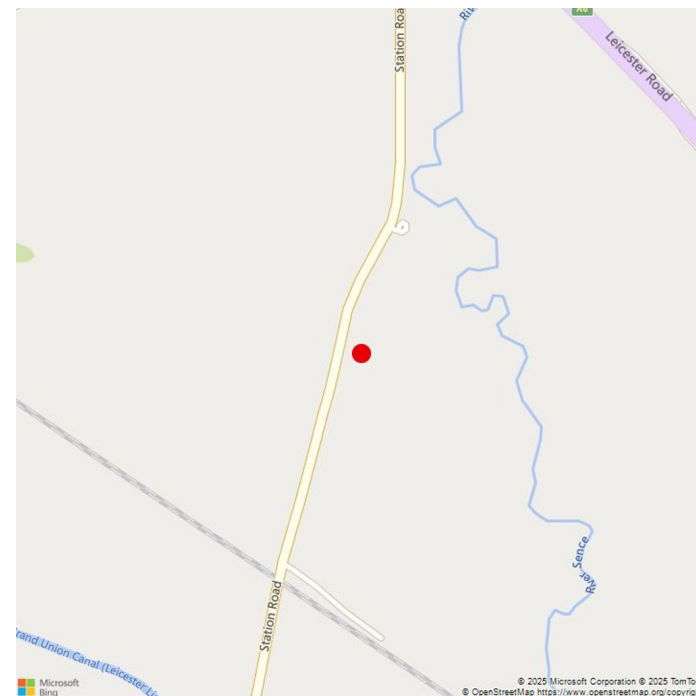
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

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





SUBJECT TO CONTRACT Disclaimer:

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