



TO LET

£20,000 Per annum

33, HIGH STREET
LEICESTERSHIRE | LE17 4AY

- Ground floor retail premises with offices and storage on first and second floors
- 1756 Sq Ft NIA
- Town centre location
- Traditional Georgian building

LOCATION

33 High Street is located on one of the main retail parades in Lutterworth town centre. The Property has a highly visible frontage with good footfall and is centrally located to all of the towns amenities. Lutterworth 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

At ground floor, this Georgian property benefits from a substantial retail area with a shop window that stretches the full width of the shop. Internally the premises has attractive period features, a high ceiling and wooden flooring. It further benefits from a WC and kitchen to the rear. The first and second floors can be accessed through a separate front door leading in from the High Street, as well as directly from the retail premises, with the offices situated on the first and second floors around a period galleried staircase. The first floor comprises of 4 separate offices, with the second floor offering a further 3 offices. The first and second floors also benefit from WCs, a kitchen and storage area.

EPC

The Property has an EPC Rating of D.

TERMS

The Property is available by way of a new full repairing and insuring lease direct with the Landlord on terms to be agreed. The Property will be available from mid-December 2025.

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 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.



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