



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

£13,000 Per annum

13 WESTON COURT  
LUTTERWORTH | LE17 4EG

- Ground floor retail premises
- 751 sq ft
- Prominent location
- Double Frontage

## LOCATION

13 Weston Court is located immediately on George Street a main thoroughfare in Lutterworth Town Centre situated a few meters along from the town's Post Office and within close proximity to the town's principal public car parks and supermarkets. The property has a highly visible double frontage and is centrally located to all of the towns amenities. The property is situated approximately 1 mile from Junction 20 of the M1 motorway and Magna Park. The properties central location to other rural towns and villages provides a potentially strong catchment area.

## DESCRIPTION

The property features a full width and height shop display window either side of the front door providing excellent frontage. Internally the property is presented in good decorative order and benefits from a large open plan retail area with oak effect flooring, LED LG7 lighting, recessed down lighting and good natural light along with perimeter power and telecoms points. There are two adjoining rooms that the shop could be extended into or which can be used as storage areas, changing rooms or treatment rooms. The unit also benefits from a modern specification fully-fitted kitchen and WC.

## ACCOMMODATION

The Net Internal Area of the property comprises approximately 69.76 sq m (751 sq ft) of accommodation. Please note photographs on this page show the existing tenants fit out.

## BUSINESS RATES

According to information provided by the Valuation Office Agency the current Rateable Value for 13 Weston Court is £12,000. At this level occupants may benefit from an element of Small Business Rates Relief but should confirm this with Harborough District Council.

## EPC

The property has an EPC Rating of B50.

## TERMS

The property is available from June 2026 by way of a new lease from direct with the Landlord at a rent of £13,000 per year plus VAT.

## VAT

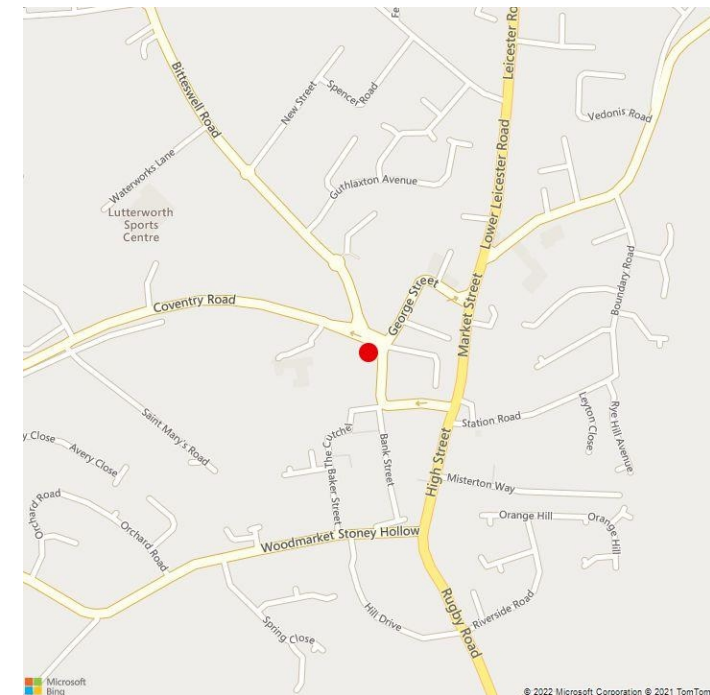
The Property is Opted to Tax and therefore VAT is applicable to the rent quoted.

## LEGAL COSTS

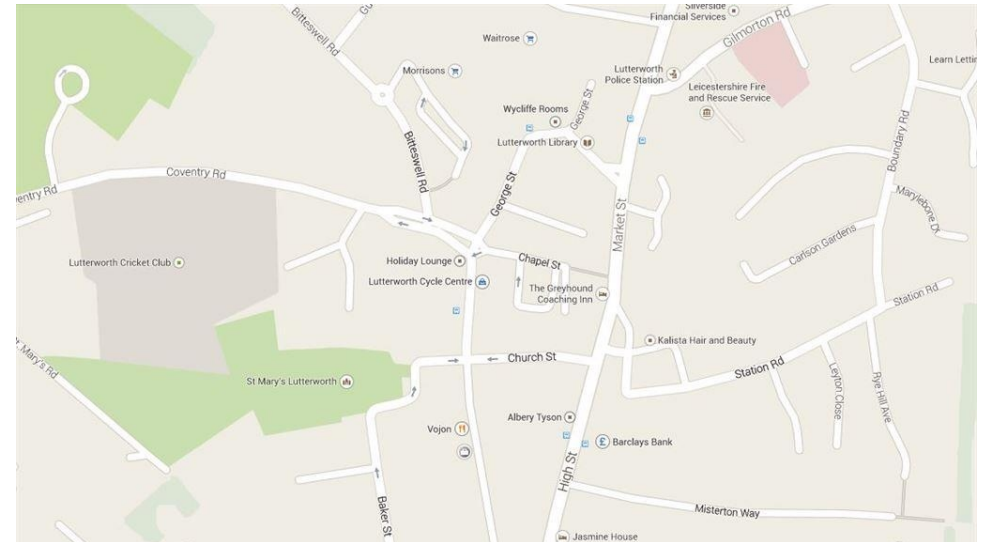
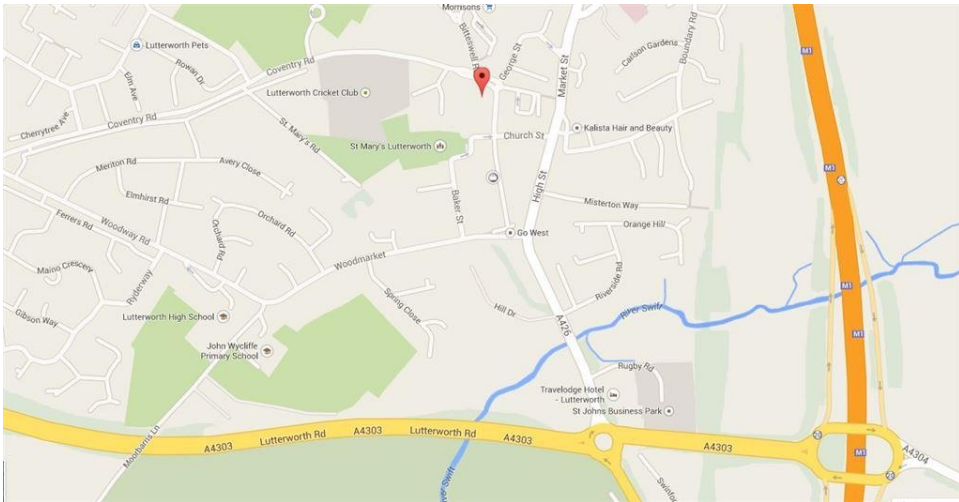
Each party to bear their own legal fees.

## 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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