



TO LET

£7,000 Per annum

12 WESTON COURT  
LUTTERWORTH | LE17 4EG

- Ground floor retail premises
- 231 sq ft
- Prominent location
- Excellent frontage

## LOCATION

12 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 an open plan retail area with WC facilities, oak effect flooring, LED LG7 lighting, recessed down lighting and good natural light along with perimeter power and telecoms points.

## ACCOMMODATION

The Net Internal Area of the property comprises approximately 21.46 sq m (231 sq ft) of accommodation. Please note photographs on this page show the existing tenants fit out.

## BUSINESS RATES

According to the Valuation Office Agency, the Property has a Rateable Value of £6,600. At this level Tenants 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 £7,000 per year plus VAT.

## VAT

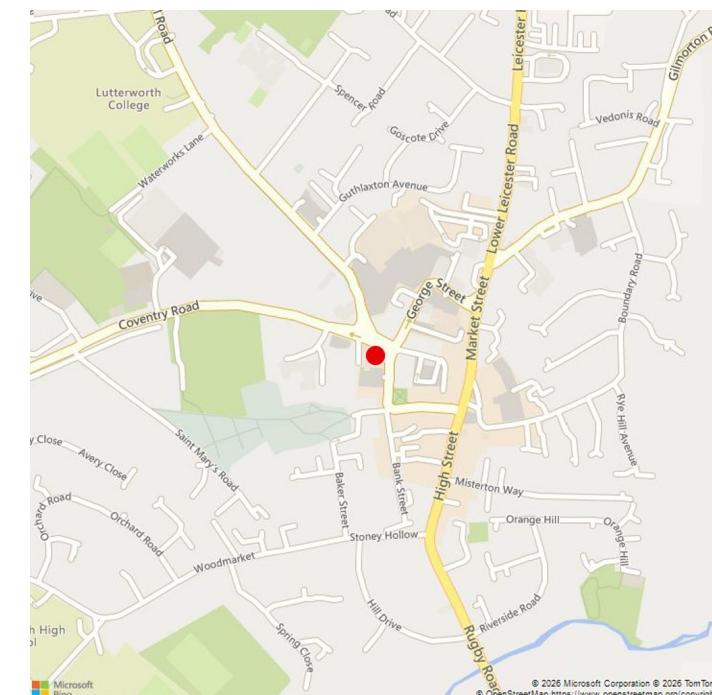
The Property is Opted to Tax and therefore VAT is applicable to the rent quoted.

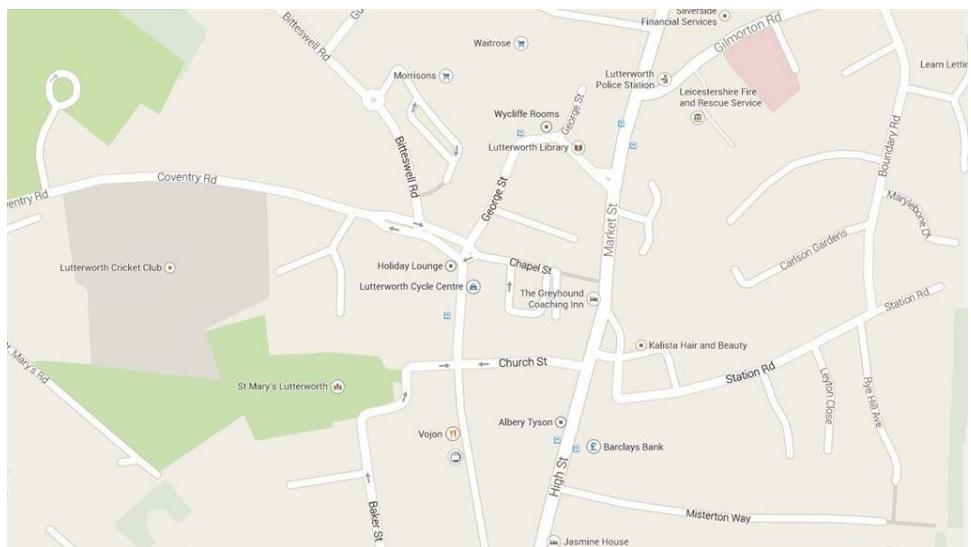
## LEGAL COSTS

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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.