wards
Commercial

TO LET

GROUND FLOOR PREMISES WITH BASEMENT

19 High Street,
Lutterworth, LE17 4AT

Situated on High Street in the heart of historic Lutterworth town centre

❊

Large car park to the rear

❊

Suitable for a variety of uses (subject to planning)

❊

Public pay and display car parking available nearby

❊

NIA - 2,251 sq ft (163.9 sq m)

LOCATION

The subject property is located in a highly prominent position on High Street in Lutterworth, which is the main vehicular route through the town centre. High Street benefits from a range of national and independent retailers, including Subway, Domino's Pizza, Chambers and Neal hairdressing, E&R Tearoom, Lane's delicatessen and China Cottage Chinese takeaway. Public pay and display car parking is available nearby within the town centre.

Lutterworth is a Leicestershire town situated approximately 14 miles to the south of Leicester. The town enjoys good local road communications including Junction 20 of the M1 Motorway, being just outside of the town, and Junction 2 of the M6 Motorway at Rugby. The A5, Watling Street, is also within close proximity.

DESCRIPTION

The subject property comprises prominent former bank premises which have been renovated to provide predominantly open plan retail/office accommodation in the heart of Lutterworth town centre.

The premises are arranged over ground floor and basement and benefit from a good specification to include part suspended ceilings with LED lighting.

Externally, to the rear elevation, there is a large gated car park/yard area.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail	1,162	107.95
Ground	Store	116	10.78
Ground	Ancillary	303	28.15
Ground	Staff Room	182	16.91
Basement	Safe	275	25.55
Basement	Store	123	11.43
Basement	Plant Room	90	8.36
NIA Total		2,251 Sq Ft	209.12 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

As a result of a web enquiry only, we are informed that the entries appearing in the Rating List of the Harborough District Council were:

Rateable Value: £14,000

THIS IS NOT THE AMOUNT PAYABLE

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

LEASE TERMS

The property is available to let on a new effective full repairing and insuring lease, by way of service charge, for a term to be agreed, at a commencing rental of £20,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - E(113)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

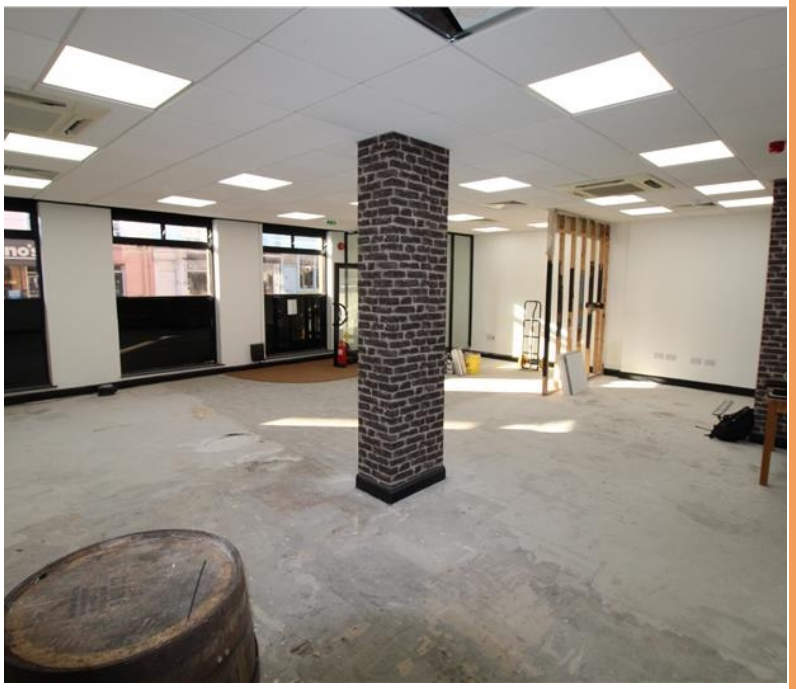
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

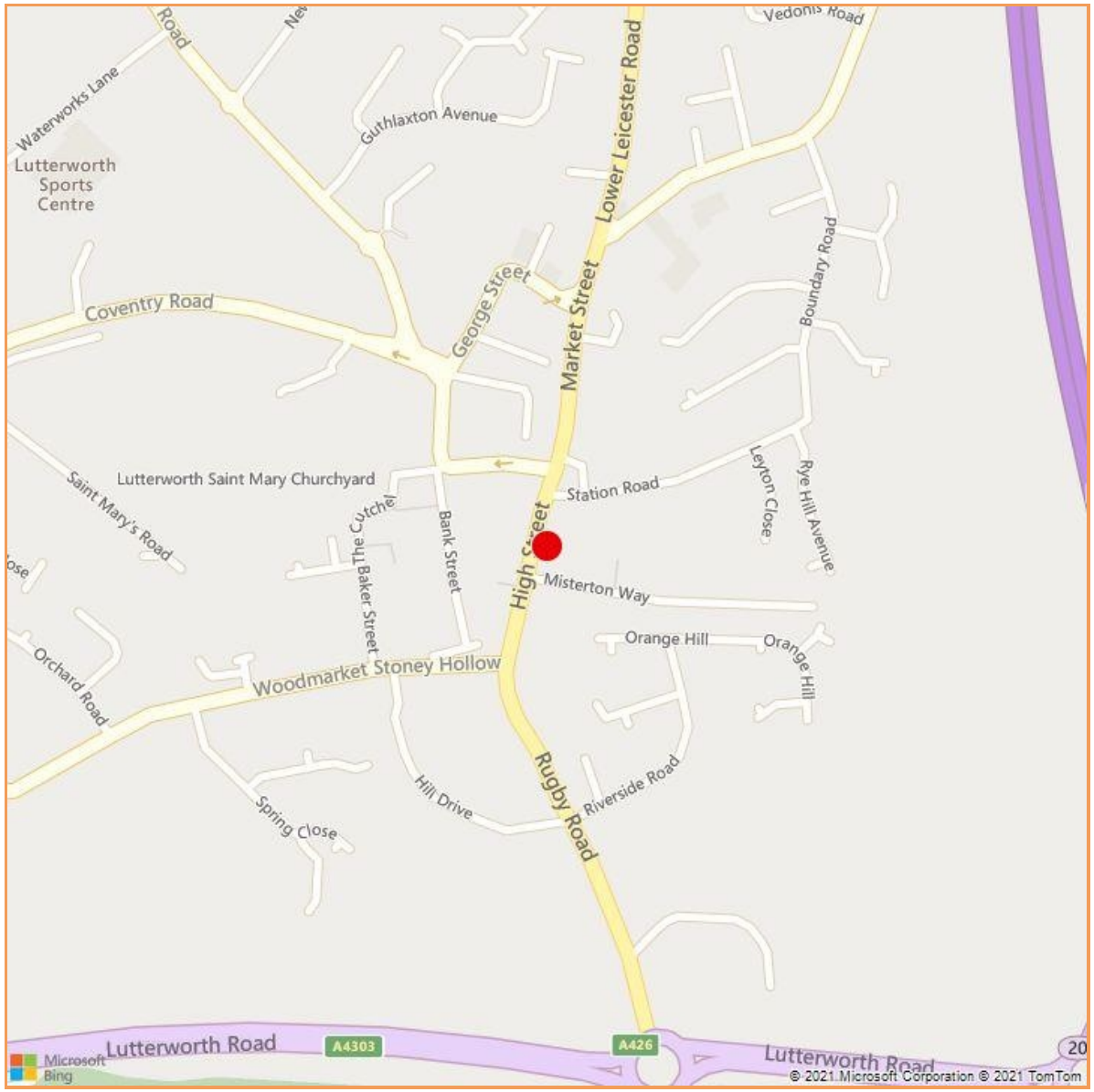
NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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