



TO LET

£14,200 Per annum

12, HIGH STREET
LUTTERWORTH
LE17 4AD

- Prominent High Street retail property
- Town centre location
- Double fronted window display
- Good sized ground floor retail area 607 sq ft NIA

LOCATION

12 High Street is located on one of the main retail parades in Lutterworth town centre. Neighbouring occupiers include Subway, E & R Tearoom, Dominos, Edmond & Slatter, various estate agents and a broad selection of independents. The property has a highly visible road frontage from both the pavement and the roadside which provides for good footfall and is centrally located to all of the towns amenities. The property 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

Having a prominent High St presence, this property benefits from a substantial shop window that stretches the full width of the shop. Internally the main retail area benefits from a good ceiling height with some original beam features, fluorescent strip and LED lighting, spot lighting and laminate wooden flooring. To the rear of the main retail area is a storage area and connected via a courtyard, is a workshop/store, kitchen and WC. There is 1 parking space for the unit to the rear.

ACCOMMODATION

Shop Depth (Max): 9.9 m 32 ft 5in
Shop Width (Max): 5.7 m 18ft 8in
Ground Floor Main Sales Area: 56.4 sq m 607 sq ft
Workshop/Storage: 16.8 sq m 181sq ft
Cellar: 16.5 sq m 177sq ft
Total: 89.7 sq m 965 sq ft NIA

BUSINESS RATES

The VOA website lists the property as having a Rateable Value of £7,900.

EPC

An EPC will be available upon request.

TERMS

The property is available by way of a new full repairing and insuring lease direct with the Landlord on terms to be agreed.

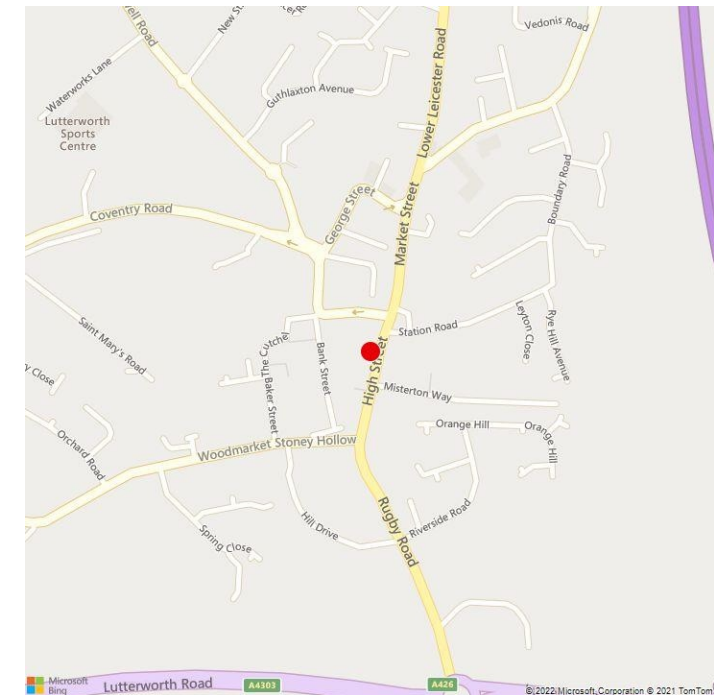
LEGAL COSTS

Each party 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.





SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated May 2023

