



TO LET

£11,000 Per annum

SECOND FLOOR, 9 HIGH STREET  
LUTTERWORTH | LE17 4AT

- Self-contained character office
- Second floor
- Open plan office space
- Town centre location

## LOCATION

The second floor office suite occupies a prominent location on High Street within Lutterworth Town Centre. The property is within walking distance of the towns comprehensive facilities which include supermarkets, banks, post office, library, gym and chemists. Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

## DESCRIPTION

The office suite will be redecorated. There is perimeter trunking, an intercom entry system and tea making facilities within the office suite. The property also includes shared WC within the communal area.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practise on a Net Internal Area basis and comprises 1,344 sq ft (124.86 sq m).

## SERVICE CHARGE INFORMATION

There is a Service Charge of £1,600 per annum, payable quarterly, for the maintenance of the fabric of the building.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the second floor has an April 2023 Rateable Value of £8,200. At this level, occupiers may benefit from an element of Small Business Rates Relief. Interested parties are advised to speak with the Local District Council for further information.

## EPC

The Property has an EPC of D. A Copy of the certificate is available upon request.

## TERMS

The quoting rent is £11,000 per annum exclusive. The property will be let by way of a new lease on terms agreed between the parties.

## VAT

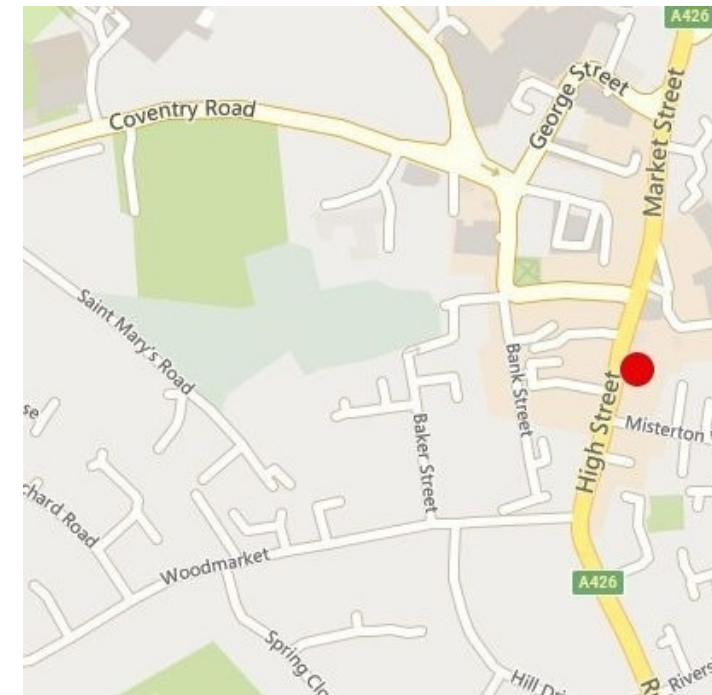
The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

## LEGAL COSTS

Each party to bear their own legal 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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