



HOWKINS &  
HARRISON

For Sale

Office Premises

44 Regent Street, Lutterworth LE17 4BD

Offers in the region of £210,000 excl

- First and Second Floor Office Premises
- Conservatory to the Rear
- 1104 sq.ft/102.59 sq.m
- Potential Residential Conversion
- Within a quarter of a mile of Junction 20 of the M1 Motorway

# Ground & First floor office premises with conservatory and small rear yard, potential residential conversion which is within minutes of the M1 at Junction 20.

## Description

The property comprises of a detached brick built with slate tiled roof office premises.

It comprises of painted plaster and papered walls, upvc windows and doors, gas central heated radiators, with wood flooring to the ground and first floor apart from one upstairs office which has been carpeted, led spotlights and strip lights, to the rear of the property there is a conservatory and externally a small, enclosed yard area. To the ground floor there is the main office and reception space and to the first floor there are male and female toilets, a kitchen area and two office spaces.

Lutterworth town centre and is supported by several council carparks in close proximity including on street parking.

We have measured the property in accordance with the RICS Guide to Measuring Practice 6<sup>th</sup> Edition and can confirm the following approximate gross internal areas:

Description	SQ Metres	SQ Feet
Ground Floor	65.17	701
First Floor	37.42	403
<b>Total</b>	<b>102.59</b>	<b>1104</b>

Lutterworth is a small market town in Leicestershire close to the border with Warwickshire and Northamptonshire, sitting 6.4 miles north of Rugby and 12 miles south of Leicester.

As at the 2011 Census Lutterworth has a population of 9,535. The close proximity of Magna Park and other significant local employers means that Lutterworth has continued to grow and is due to expand even further over the coming years and offers great potential for the future.

## Price

£210,000 exclusive

## Tenure

Freehold with Vacant Possession

## Utilities

We are advised that all mains services are connected to the property, including electricity, water and drainage.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## Business Rates

We have established from the Valuation Office Agency Website that the property has a rateable value of £8,400 with effect from 1<sup>st</sup> April 2023 and is listed as offices and premises.

The property therefore benefits from 100% small business rates relief and the occupier would not pay business rates on the assumption that they qualified for the same.

## EPC

TBC

## Planning

The property has planning permission for an 'E' Use Class. Interested parties are invited to make their own enquiries with Harborough District Council on 01858 828282.

## Viewings

Strictly by prior appointment with sole agents

Howkins & Harrison LLP on 01788 564 678

Please contact the Commercial Department

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





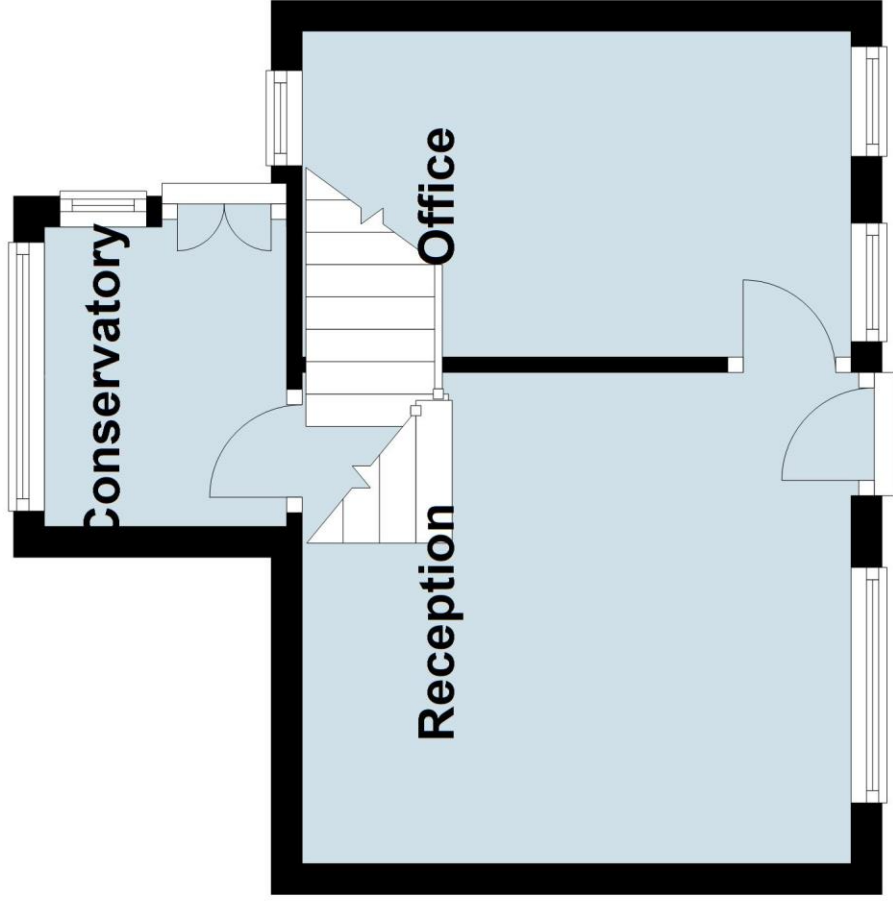








## Ground Floor



## First Floor

