



HOWKINS &  
HARRISON

## Elizabeth House, 47 High Street, Lutterworth, Leicestershire, LE17 4AY

- Prominent High Street Location
- Planning Permission Granted for Residential Conversion
- Located Close to Amenities
- Large Rear Garden
- 1,804 sq.ft

Please contact our Rugby office on  
01788 564678  
[commercial@howkinsandharrison.co.uk](mailto:commercial@howkinsandharrison.co.uk)

# Three Storey Elizabethan Office Premises with Prominent High Street Location and Large Rear Garden. Planning Permission Granted for Residential Conversion.

## Description

The property is a three storey mid-terrace period office premises in a prominent position on High Street, Lutterworth.

Accommodation comprises ground floor reception office, boardroom and kitchen. The first floor has three cellular offices and cloakroom facilities; and the second floor has two further offices. The property also benefits from basement storage.

Externally the property has a large rear garden with gated access.

The property has granted planning permission for a straightforward residential conversion.

The property benefits from various original period features such as exposed beams and fireplaces.

The property fronts Lutterworth's High Street towards the bottom of the hill in a mixed commercial and residential area. Free unrestricted on street parking is available on Stoney Hollow, opposite the property, with various pay and display car parks in the town centre.

We have measured the property in accordance with the RICS Guide to Measuring Practice 6th Edition and confirm the following approximate gross internal office areas.

Accommodation	Sq. Metres	Sq. Feet
Ground Floor Office	16.08	173
Kitchen	17.43	188
Office	21.89	236
First Floor Office	19.13	206
Office	13.00	140
Office	13.23	142
Second Floor Office	16.56	178
Office	23.50	253
Service Area	26.72	288
<b>TOTAL</b>	<b>167.54</b>	<b>1,804</b>

## Price

£300,000 exclusive.

## Tenure

Freehold with vacant possession.

## Utilities

We are advised that all mains services are connected, including electricity, gas, water and mains drainage

We would advise interested parties undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP. We are advised by the freehold owner that all suitable test certification is available to any purchaser.

## Business Rates

On the Valuation Office Agency website, the property has a rateable value of £9,700 with effect from 1 April 2023 and is listed as office and premises. The property would therefore benefit from 100% Small Business Rates Relief on the assumption that the owner/occupier would qualify for the same.

## EPC

The current EPC for the property is D (100).

## Planning

The property has planning permission for its existing use falling under an E use class. The property would suit alternative residential accommodation, subject to planning.

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.

## Howkins & Harrison

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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.

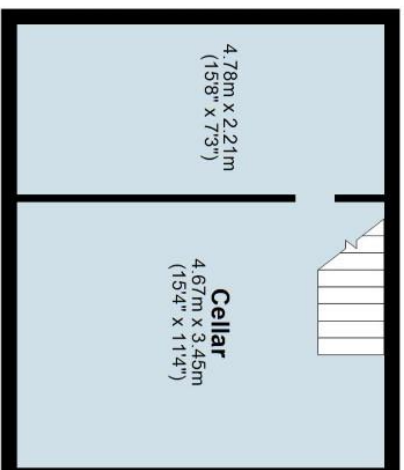




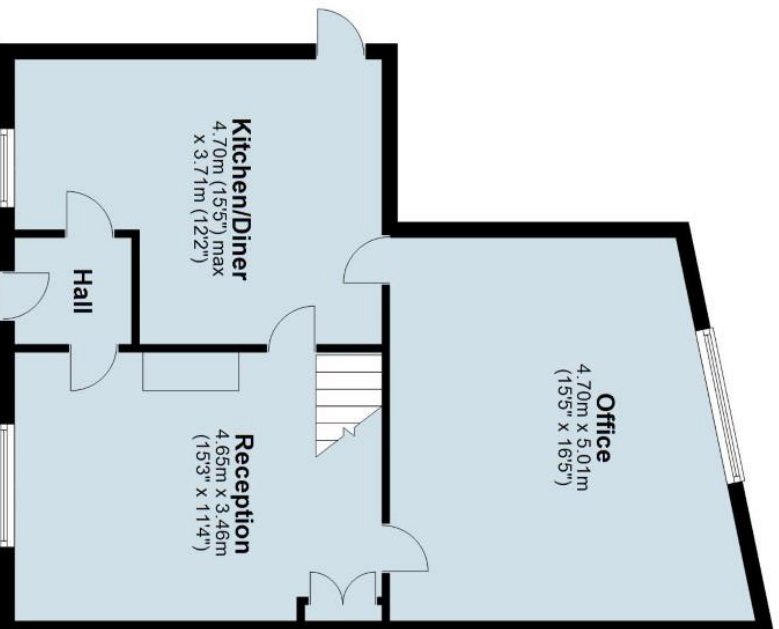




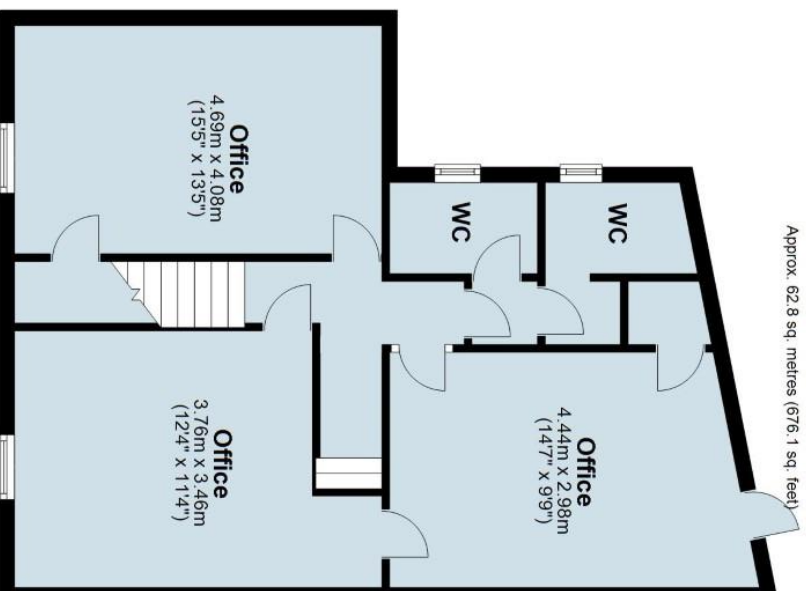
**Basement**  
Approx. 27.2 sq. metres (292.4 sq. feet)



**Ground Floor**  
Approx. 55.9 sq. metres (601.3 sq. feet)



**First Floor**  
Approx. 62.8 sq. metres (676.1 sq. feet)



**Second Floor**  
Approx. 42.5 sq. metres (457.7 sq. feet)

