



**WELLS MCFARLANE**  
Chartered Surveyors and Property Consultants

**01455 559030**

Eden House, 8 St. John's Business Park, Lutterworth LE17 4HB



# TO LET

£850.00 Per calendar month

GRANBY HOUSE, CARTY ROAD  
HAMILTON  
LE5 1QG

- Open Plan Kitchen/Lounge
- Master Ensuite
- Allocated Parking

## DESCRIPTION

Spacious two bedroomed ground floor apartment situated in Hamilton, which is local to the Hamilton shopping centre and primary school. The building is entered via a secure entry system .and comprises: open plan kitchen with lounge area, master bedroom with en-suite and built in wardrobes. There is allocated parking to the rear of the property with surrounding communal gardens.

## BUSINESS RATES

Rateable Value : £9,800

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £9,800. 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

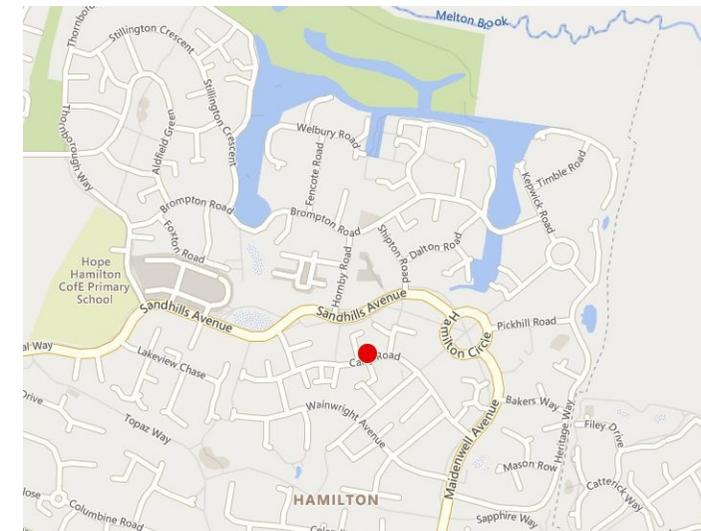
Current EPC rating of C

## 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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