

TO LET



Retail Premises

Unit 2
11-17 Church Street
Lutterworth
LE17 4AE

- Busy town centre location
- Rear loading access and car parking
- First floor storage accommodation
- New lease available

160.40 sq.m. (1,727 sq.ft)

Rent: £20,000 per annum



Retail Premises

Unit 2 11-17 Church Street, Lutterworth, LE17 4AE



Location

Lutterworth is a market town in South Leicestershire, located just off the M1 (J20) and situated 15 miles south of Leicester City Centre. The town has a population of approximately 9,353 (2011 census).

The property is located midway along Church Street, which forms the main retail centre. The town is well occupied and nearby retailers include Specsavers, Costa Coffee and Co-op Funeralcare.

Description

The property comprises a modern mid terrace retail units of cavity brick construction under a pitched slate roof. The property has the benefit of an attractive front canopy and glazed shop front.

The property provides primarily open plan retail space on the ground floor with first floor storage with staff toilet and kitchen facilities. There is a service yard to the rear providing car parking.

Accommodation

The property offers the following accommodation:

	Sq.m.	Sq.ft.
Ground Floor	79.8	859
First Floor	80.6	868
Total NIA	160.4	1,727

Due to access restrictions, these floors areas have been taken from the VOA.

A measured survey in accordance with the RICS Code of Measuring Practice will follow.

Lease

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Current Rating Assessment

Charging Authority: Harborough.
Rateable Value: £16,250

Rent

£20,000 per annum exclusive.

Use

It is understood that the property has an established use for retail activity, within Use Class E. The property may be suitable for alternative use subject to the relevant planning consent.

Service Charge

The Tenant will be liable for a service charge for fair proportion of the cost of the upkeep and maintenance of the common parts of the property.

VAT

It is understood that VAT will not be payable on rents.

EPC

The property has an Energy Rating 'D'

POSSESSION

The property is available from March 2021.



Viewing

Strictly by appointment through agents:

APB

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Conditions under which these details are issued
These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessor/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.