

# RETAIL PREMISES TO LET

20C Lutterworth Road, Blaby, Leicester, Leicestershire, LE8 4DN



168 Sq Ft (15.61 Sq M)

£7,500 per annum exclusive

- ▶ Prominent town centre location
- ▶ Glazed frontage
- ▶ Ground floor lock up shop
- ▶ Eligible for small business rates relief

## LOCATION

Blaby is a large village approximately 5 miles south of Leicester city centre with a population of approximately 6,560 (2021 census)

The property is location fronting Lutterworth Road in Blaby town centre.

Nearby occupiers include Iceland, Aldi, Greggs and Lloyds Pharmacy along with various other national and independent operators.

## DESCRIPTION

The property comprises a ground floor lock up shop which has been split into rooms, previously used for beauty treatments. There is w/c accommodation.

## CURRENT RATING ASSESSMENT

Charging Authority: Blaby District Council  
Rateable Value : £2,425

We understand that the property may be eligible for small business rates relief but we advise all parties to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## SERVICES

The property benefits from all mains services, including electricity, water and drainage.

## EPC

The property has an Energy Rating of E  
The EPC will be valid until 25th July 2031.

## TENURE

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

## RENT

£7,500 per annum exclusive

## VAT

We understand that VAT is not payable on rents.

## LEGAL COSTS

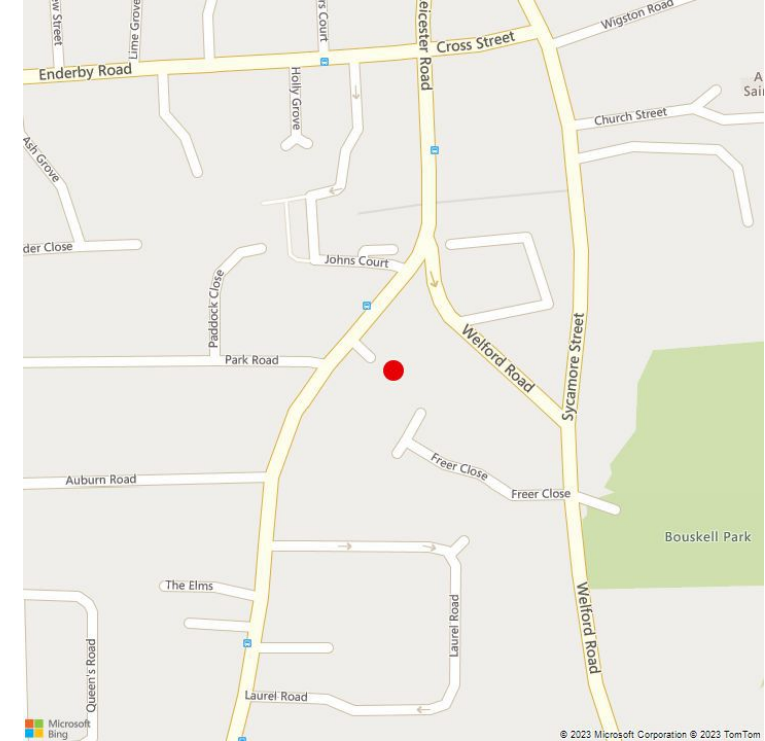
Each party is to bear their own legal costs incurred in connection with this transaction.

## POSSESSION

This property is available from August 2026

## PLANNING

It is understood that the property has an established use for general retail activity conforming to Use Class E. Other uses will be considered, subject to planning.



## VIEWING

Please get in touch to arrange a viewing.



### Will Shattock

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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/lessors/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.