

wards

Commercial

Call 01455 251771
www.wardscommercial.co.uk



**2 Shambles Court,
Lutterworth LE17 4DW**

- Ground Floor Sales Area - 335 sq ft (31.1 sq m)
- First Floor - 331 sq ft (30.7 sq m)
- Town centre location
- Car parking in front of property
- Adjacent to public car parking area



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LOCATION

The property is located within the Shambles Court development, being situated just off Bell Street and in close proximity to the main public car park servicing Lutterworth. There is communal parking situated to the front of the property, which is accessed from Bell Street. Bell Street itself runs off the main high street (A426) which runs through Lutterworth town centre leading to junction 20 of the M1 to the south and towards Leicester to the North. Lutterworth is a small Leicestershire town lying approximately 14 miles to the south of Leicester. The town enjoys good local road communications including junction 20 of the M1 being just outside the town and junction 2 of the M6 at Rugby. The A5 Watling Street is also in close proximity.

DESCRIPTION

The property essentially comprises of a ground floor retail premises together with ancillary first floor accommodation. In more detail the accommodation comprises the following on a net internal floor area basis:
Ground Floor Retail Sales Area
Gross Frontage - 15 ft 10 ins (4.8 m)
Maximum Shop Depth - 23 ft 2 ins (7.0 m)
Overall Sales Area - 328 Sq ft (30.4 Sq m)
First Floor
Storage, office and treatment rooms - 344 sq ft (31.9 Sq m)
Toilet

SERVICES

Mains electricity, water and drainage are connected to the property.

RATES

As a result of web enquiry only, we are informed that the entries appearing in the Rating List of the Harborough District Council were:

Rateable Value: £7,000

THIS IS NOT THE AMOUNT PAYABLE

The actual liability may be subject to relief and / or downward phasing in respect of which regulations are made from time to time. We have not investigated the amount actually payable in respect of the subject property, but would be happy to do so if instructed.

TENURE

The property is available on a new full repairing and insuring lease at a commencing rental of £8,500 per annum exclusive

LEGAL COSTS

As is standard the ingoing tenant will be responsible for the landlords legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: Available shortly

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior telephone appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: (01455) 251771.

A referencing charge of £90 (£75.00 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.