



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



TO LET

£8,500 Per annum

THE RED HOUSE, 22 HIGH STREET
LUTTERWORTH | LE17 4AD

- Ground floor office
- Period property
- Approximately 830 sq ft NIA
- Town Centre location

LOCATION

The property is located in Lutterworth's town centre, on the High Street, within easy walking distance of the local amenities. Lutterworth town centre is situated just off Junction 20 of the M1, and approximately 4 miles from Junction 1 of the M6. The A5, A14, and M69 are also all within easy travelling distance.

DESCRIPTION

22 High Street comprises three well-proportioned office suites, offering flexible accommodation suitable for a range of business uses, with data and power points throughout, CAT 2 lighting, gas central heating, as well as a modern fitted kitchen, and WC facilities. Situated in a prominent High Street position within Lutterworth, the property benefits from excellent visibility in a thriving market town known for its mix of independent shops, national retailers, cafés, and everyday amenities. Parking provisions for a maximum of 3 vehicles.

ACCOMMODATION

All measurements are approximate and taken in accordance with the RICS Code of Measuring Practice 6th Edition.
Total Net Internal Area: 830 sq.ft

BUSINESS RATES

According to the information provided by the Valuation Office Agency at the 1st April 2017 the Property has a Rateable Value of £6,900. Interested parties should make their own enquiries with Harborough District Council for further information.

EPC

This property does not require an EPC as it is a Grade 2 listed building.

TERMS

The property is available to let by way of a new lease. The quoting rent is £9,000 per annum. The property is not elected for VAT.

VAT

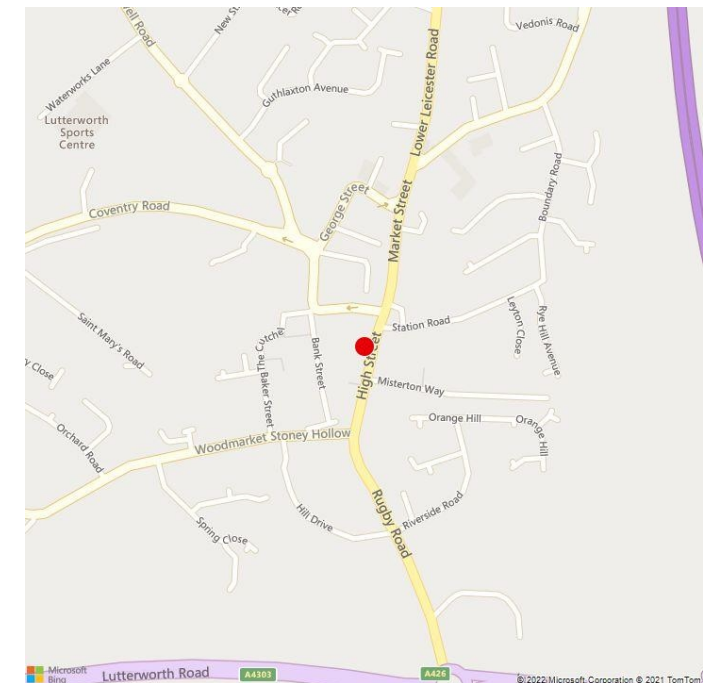
The property is not opted to tax and therefore VAT is not applicable to the rent quoted.

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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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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Particulars Dated September 2026

