



TO LET

£12,000 Per annum

WYCLIFFE HOUSE, GILMORTON ROAD
LUTTERWORTH
LE17 4DY

- Trade counter/office/workshop/storage unit
- 1338 sq ft GIA
- SAT NAV LE17 4DY

LOCATION

Wycliffe House is situated off Gilmorton Road, Lutterworth in the heart of the Lutterworth Business District. The small estate occupies an excellent position, with easy access to the town's comprehensive facilities and superb transport links. Wycliffe House is located just one mile from Junction 20 of the M1 motorway, 5 miles from Junction 1 of the M6 and in close proximity to the A5 and A14.

DESCRIPTION

Wycliffe House comprises a variety of small units occupied for a range of uses including a gym, swim school and community centre. The Property comprises of 3 principle rooms provides versatile use which is ideal for trade counter/office/storage unit or workshop for private or business use. The Property has a luxury vinyl floor throughout, LED lighting, freshly decorated walls while being heated by electrical heaters. There is shared welfare facilities in the adjacent property offering male and female WC's and kitchenette.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice. The GIA is 1,338 sq. ft (105.72 sq. m).

BUSINESS RATES

Interested applicants are advised to contact Harborough District Council.

EPC

The property is currently being assessed for an EPC

TERMS

The property is available by way of a new lease direct with the Landlord on terms to be agreed at a rent of £12,000 per annum.

VAT

The Property is opted to tax and therefore VAT is applicable to the Rent quoted.

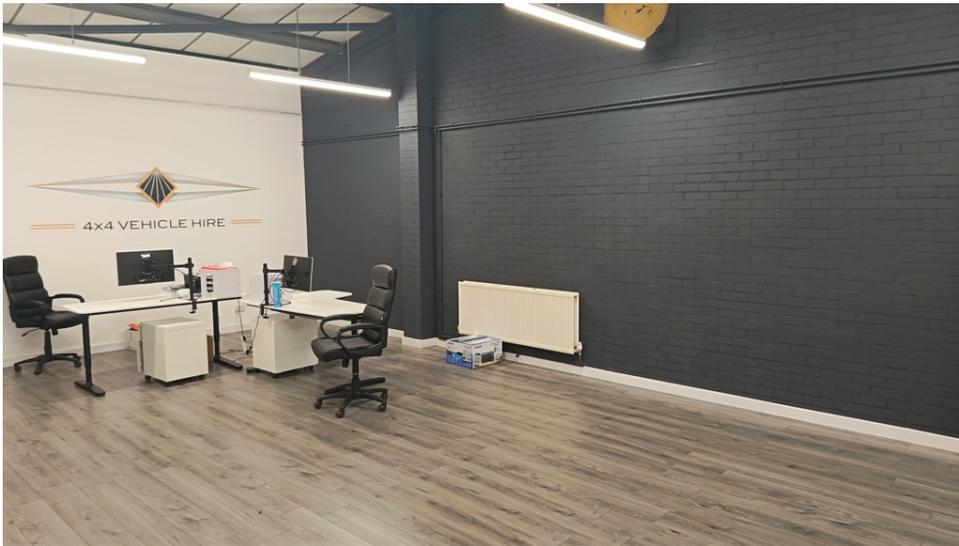
LEGAL COSTS

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 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.



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