



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

01455 559030

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



TO LET

£3,955 Per annum

UNIT BEHIND 48 MARKET STREET,
LUTTERWORTH | LE17 4EH

- Single Storey Property
- 565 sq.ft
- Town centre location

LOCATION

The Property is situated off Leicester Road, Lutterworth in the heart of the Lutterworth Business District. The Property occupies an excellent position, with easy access to the town's comprehensive facilities and superb transport links. The Property is 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

Secure unit which is ideal for storage and warehousing. The unit benefits from two access doors, power, eaves height of 3 meters and a concrete floor with a hard wearing carpet.

ACCOMMODATION

The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

The GIA is 565 sq ft (52.45 sq m)

SERVICE CHARGE INFORMATION

EPC

The Property is unheated and does not require an EPC.

TERMS

A new lease is available direct with the Landlord with terms to be negotiated between the parties.

VAT

The Property is not elected for VAT.

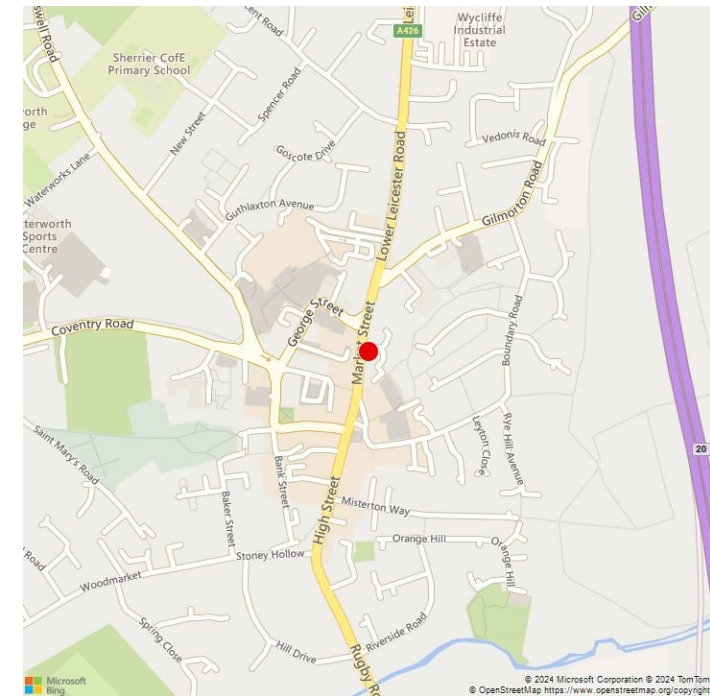
LEGAL COSTS

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:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.