



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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



FOR SALE

£465,000 Offers over

9 HIGH STREET
LUTTERWORTH | LE17 4AT

- Investment property
- Rare Freehold Opportunity
- Town Centre Location
- SAT NAV LE17 4AT

LOCATION

9 High Street occupies a prominent location within Lutterworth Town Centre. The property is within walking distance of the towns comprehensive facilities which include supermarkets, banks, post office, library, gym and chemists. Lutterworth has excellent transport links and the town is situated on Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

DESCRIPTION

9 High Street is arranged over 4 floors, including the basement space. The ground floor and basement are currently occupied by a Subway franchisee Babama ASP Ltd, whilst the first and second floor are currently available for Lease.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practise on a Net Internal Area basis and comprises 4,098 sq ft (380.71 sq m).
Ground Floor and Basement: 1,477 sq ft
First Floor: 1,277 sq ft
Second Floor: 1,344 sq ft

SERVICE CHARGE INFORMATION

There is an obligation for the Tenants to pay a Service Charge, payable quarterly, for the maintenance of the fabric of the building and common areas.

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the building is divided into separate hereditaments and the current values are as follows:

Ground Floor: £13,000

First Floor: £10,750

Second Floor: £8,200

Interested parties are advised to speak with Harborough District Council for further information.

EPC

The Property has an EPC of E for the ground floor and the first and second floors have a

rating of D.

A Copy of the certificate is available upon request.

TERMS

9 High Street is available as a 100% freehold investment. When fully let we anticipate a rental income of £35,000 per annum plus Service Charges.

All Lease and Tenancy information can be accessed via our Data Room. Please contact Wells McFarlane for further information.

VAT

The Property is opted to tax and therefore VAT is applicable to the purchase price. It is envisaged that the investment will be sold as a TOGC (Transfer of Going Concern).

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



SUBJECT TO CONTRACT Disclaimer:

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