



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

£12,000 Per annum

33 STATION ROAD
LUTTERWORTH | LE17 4AP

- Single Storey Property
- Approximately 975 sq ft NIA
- Town centre location
- Heating throughout

LOCATION

33 Station Road is situated within close proximity to the Lutterworth Town Centre, which benefits from a Post Office, bank, supermarkets, library, gym, chemist and other small retail shops and coffee shops. 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

33 Station Road comprises 1 large office space and a further 3 cellular offices. The Property benefits from data and power points throughout, CAT 2 lighting, gas central heating, kitchen and WC's. The property offers versatile accommodation with the added benefit of being located in the Town Centre.

ACCOMMODATION

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

The NIA is 975 sq ft (90.58 sq m)

BUSINESS RATES

According to the information provided by the Valuation Office Agency at the 1st April 2023 the Property has a Rateable Value of £9,500. Interested parties should make their own enquiries with Harborough District Council for further information.

EPC

This Property has an EPC rating of E (117). A copy of the certificate is available upon request.

TERMS

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

VAT

The Property is 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:

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