



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 - £1,000,000 OIEO

Elizabethan House, Leicester Road, LE17 4NJ

- 7,205 sq. ft NIA
- OFFICE AND RETAIL INVESTMENT
- PROMINENT COMMERCIAL LOCATION
- £90,440 PER ANNUM PASSING RENT

Lutterworth Key Data

- Lutterworth is a historic market town in the Harborough District of Leicestershire. Benefiting from being in the heart of the Golden Logistics Triangle which is an area of the Midlands comprising of 289 square miles which is renowned for its high density of distribution facilities. Being within a 4-hour drive of 90% of the UK population, it is easily accessible by the M1, M6 and M42 motorways, making it a prime location for business.
- Magna Park Lutterworth is a widely acclaimed Business Park within the industry for setting new standards in terms of design, environmental management, sustainability and job creation.
- Leicestershire County Council have announced that 2,750 new homes and 36 acres of business space will produce around 5,000 jobs in Lutterworth.



17,946 people
within a 10
minute drive

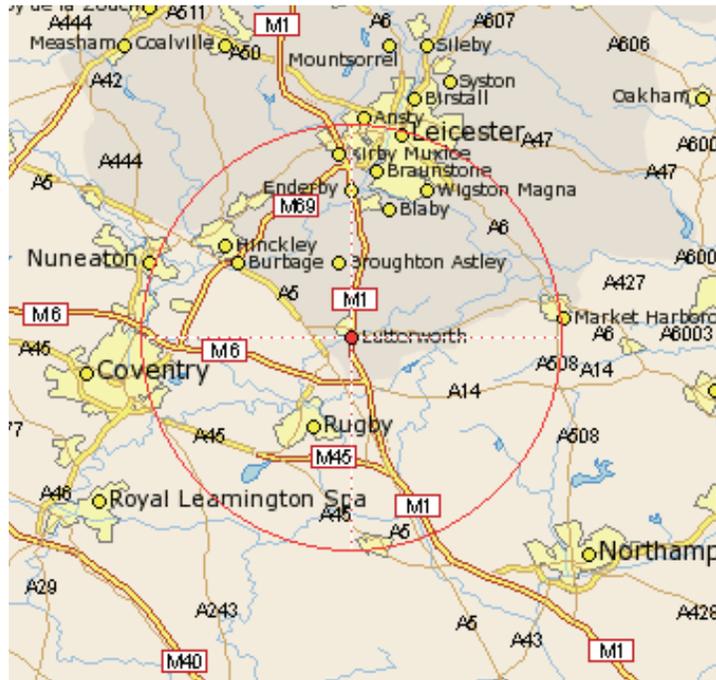


155,271 people
within a 20
minute drive



1,149,301 people
within a 30
minute drive

The Property is situated approximately 0.5 miles from Lutterworth town centre, in an established mixed-use area comprising office, retail and industrial occupiers. The location benefits from good accessibility, with convenient links to local amenities and transport connections, making it well suited for a range of commercial uses.



Local Area

- Lutterworth is situated on the A426 road, with M1 accessible at Junction 20. The Town is also within a few miles of the M6 motorway and the A5 trunk road. The nearest train station is in Rugby which is under 7 miles from Lutterworth town centre.
- The Local area offers a range of shops, cafes, pubs and restaurants which contributes to the towns heritage.
- The Lutterworth Town Centre Masterplan 2021 (ongoing) aims to rejuvenate the town by creating a more cohesive and accessible centre. This includes modifications to road layouts and pedestrian walkways, enhancing both the town's visual appeal and its everyday functionality for motorists and pedestrians.



Nearby Occupiers

Costa Coffee

Screwfix

Waitrose

Amazon Warehouse

Morrisons

Eddie Stobart

DHL Warehouse

Euronics

Asda/George Warehouse

JD Sports Warehouse

Toolstation

Lidl



Property Description & Tenancy Schedule

- The Property comprises a mixed-use commercial building known as Elizabethan House, extending to approximately 7,205 sq ft (NIA). The accommodation is arranged to provide six office suites, three retail premises, and one store room, offering a flexible layout suitable for a range of occupiers.
- The office accommodation benefits from communal welfare facilities, including shared WCs and ancillary areas. Externally, the Property is served by a dedicated car park, providing ample on-site parking for staff and visitors.



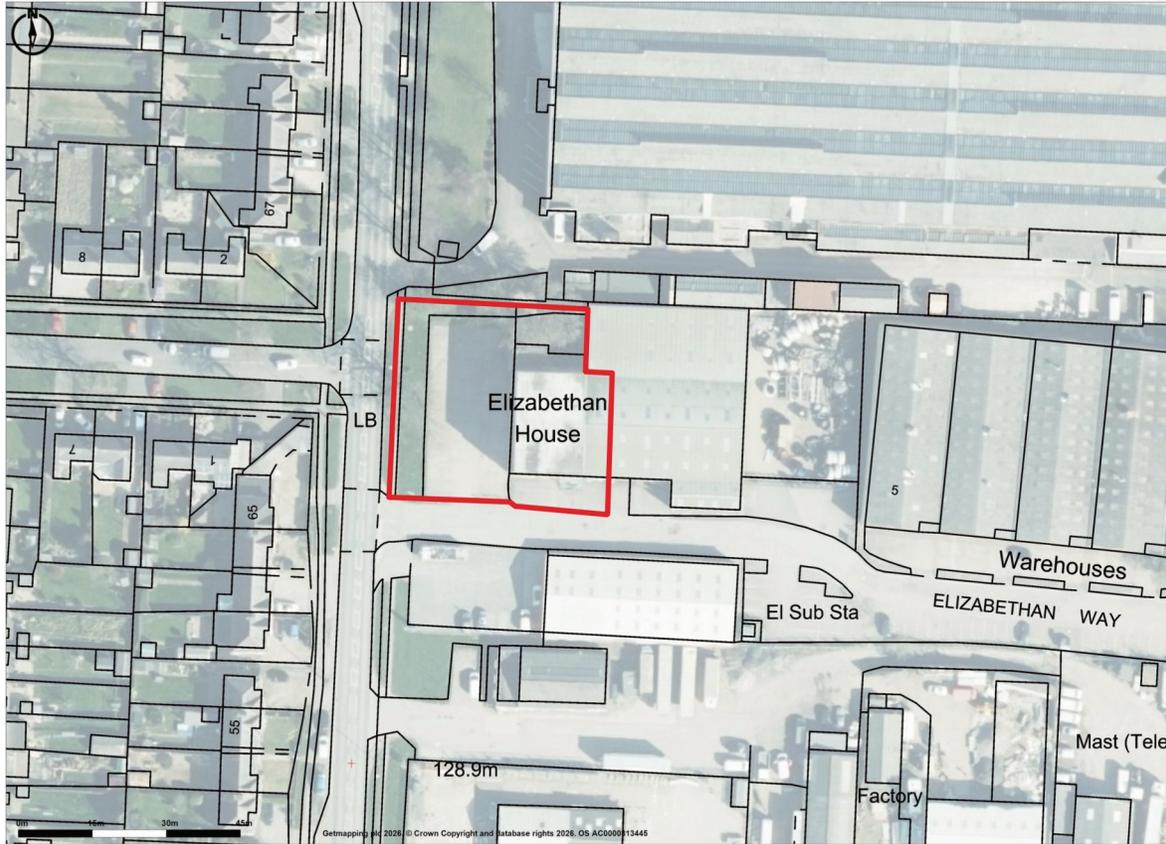
Tenancy Schedule

Demise	Size sq. ft (NIA)	Commencement Date	Term	Break Date	Rent Review	Expiry	Passing Rent
Office 1	357 sq. ft	01/03/2025	6 Years	29/02/2028	01/03/2028	28/02/2031	£3,750 Per Annum
Office 2	604 sq. ft	17/08/2020	6 Years	n/a	n/a	16/08/2026	£6,800 Per Annum
Office 3	557 sq. ft	03/02/2023	6 Years	03/02/2026	n/a	02/02/2029	£5,400 Per Annum
Office 4	1,007 sq. ft	26/10/2023	5 Years	26/10/2026	25/10/2026	25/10/2028	£8,100 Per Annum
Office 5 & 6	2,500 sq. ft	12/01/2023	5 Years	n/a	12/07/2025	11/01/2028	£17,000 Per Annum
Retail 1	1,560 sq. ft	26/07/2019	12 Years	n/a	26/07/2031	25/07/2031	£20,390 Per Annum
Retail 2	1560 sq. ft	01/06/2022	9 Years 2 months	n/a	02/06/2025	25/07/2031	£23,000 Per Annum
Retail 3	469 sq. ft	01/08/2011	6 Years	Holdover	n/a	31/07/2017	£6,000 Per Annum
Store Room	500 sq. ft	Short-term Let	n/a	n/a	n/a	n/a	Nil

Photographs



Plan



Further Information

EPC

The Property is currently being assessed for an EPC.

AML

The successful bidder will be required to satisfy the usual AML requirements when the memorandum of sale is agreed. Two forms of ID and proof of funds will also be required.

VAT

This property has not been elected to tax.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWINGS

Viewings to be accompanied by a Wells McFarlane staff member only.

CONTACT

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