



**To let - High Street Retail Unit 54.72 sq m (589 sq ft)**

31 High Street, Lutterworth, Leicestershire

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**WELLS MCFARLANE**

Chartered Surveyors and Property Consultants

# High Street Retail Unit 54.72 sq m (589 sq ft)

31 High Street, Lutterworth, Leicestershire

**TO LET**

**£11,000 Per annum**

- Ground floor retail premises
- 589 Sq Ft NIA
- Town centre location
- Large window display
- SAT NAV: LE17 4AY



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 **WELLS MCFARLANE**

**CHARTERED SURVEYORS AND PROPERTY CONSULTANTS**

The Old Bank, 14 Bank Street, Lutterworth, Leicestershire, LE17 4AG

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## Location

31 High Street is located on one of the main retail streets in Lutterworth town centre. Nearby occupiers include Subway, various estate agents and a broad selection of independent retailers. The Property has a highly visible frontage with good footfall and is centrally located to all of the towns amenities.

Lutterworth sits on Junction 20 of the M1 motorway 5 miles from Junction 1 of the M6 and is well served by public transport and town centre parking.

## Description

At ground floor level the Property benefits from a substantial shop window. Internally the main retail area benefits from a good ceiling height, intruder alarm, spot lights and laminate wood flooring. To the rear of the Property there is a WC, tea point and storage area.

## Business Rates

According to information provided by Harborough District Council 33 High Street has a Rateable Value of £6,300.

## Terms

The Property is available by way of a new internal repairing and insuring

lease, with the terms to be agreed.

## EPC

The Property is currently under assessment for an EPC.

## Costs

Each party is to bear their own legal costs.

## Offer Procedure

"The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017" require us to verify the identity of the purchaser prior to acceptance of an offer by the seller. Our practice is to request that you bring both a driving licence and passport for all parties to accompanied viewings. Please contact us prior to submitting an offer if this is not possible, we will then discuss other acceptable methods to verify your identity.

## Viewing

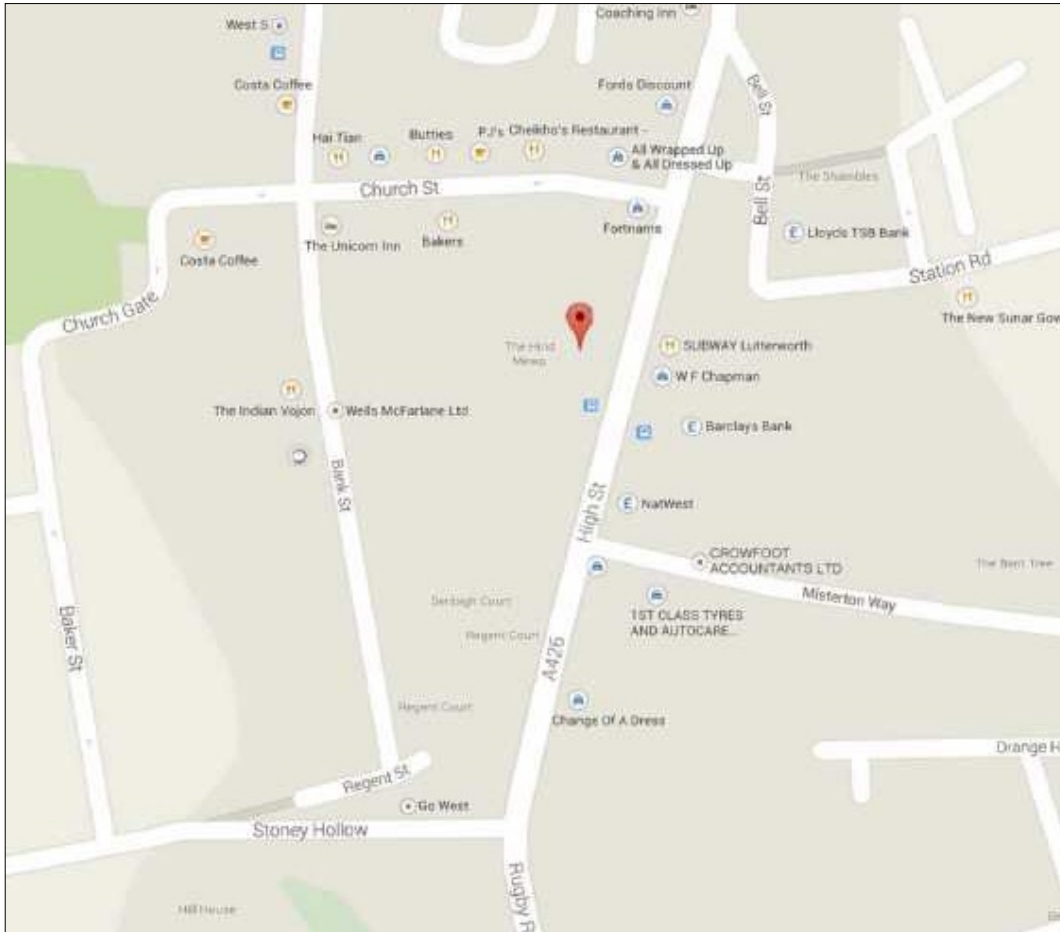
Strictly by appointment with the Agents only.

Please contact: **Wells McFarlane**

**T: 01455 559030 | E:**

**info@wellsmcfarlane.co.uk**





These particulars do not constitute any part of any offer or contract. None of the statements contained herein are intended to be statements or representations of fact or opinion by either the vendor or Wells McFarlane or its employees or agents. Neither Wells McFarlane nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Instead parties must satisfy themselves by inspection or survey on any matter or statement contained within these particulars.

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