wards
Commercial

TO LET

GROUND FLOOR LOCK UP SHOP

14 Central Avenue,
Lutterworth, LE17 4NY

Popular suburban location

Kitchen and WC facilities

Unrestricted car parking to the front elevation

Suitable for a variety of uses (STP)

NIA - 358 sq ft (33 sq m)

LOCATION

The property is located fronting onto Central Avenue in Lutterworth, being near to its junction with Denbigh Place. The property is situated within a parade of shops comprising a mixture of hot food uses, general store and hairdressers. There is car parking situated opposite the parade of shops and further on street parking in the surrounding area. Central Avenue is primarily a suburban residential location off Leicester Road (A426), the main road through the town, the centre of which lies approximately ½ mile to the south.

Lutterworth is a small Leicestershire town lying approximately 14 miles to the south of Leicester. The town enjoys good local road communications including junction 20 of the M1 being just outside the town and junction 2 of the M6 at Rugby. The A5 Watling Street is also in close proximity.

DESCRIPTION

The subject property comprises a ground floor lock up shop in a popular suburban location in Lutterworth.

Internally, the property benefits from a timber double glazed display window, storage heaters and WC facilities.

Externally, there is unrestricted car parking to the front and side of the property.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground	Retail Sales	358	33.26
NIA Total		358 Sq Ft	33.26 Sq M

SERVICES

We understand mains electricity, water and drainage are connected to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the Harborough District Council is:

Rateable Value: £4,900

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available on a new full repairing and insuring lease at a commencing rental of £7,200 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B(42)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

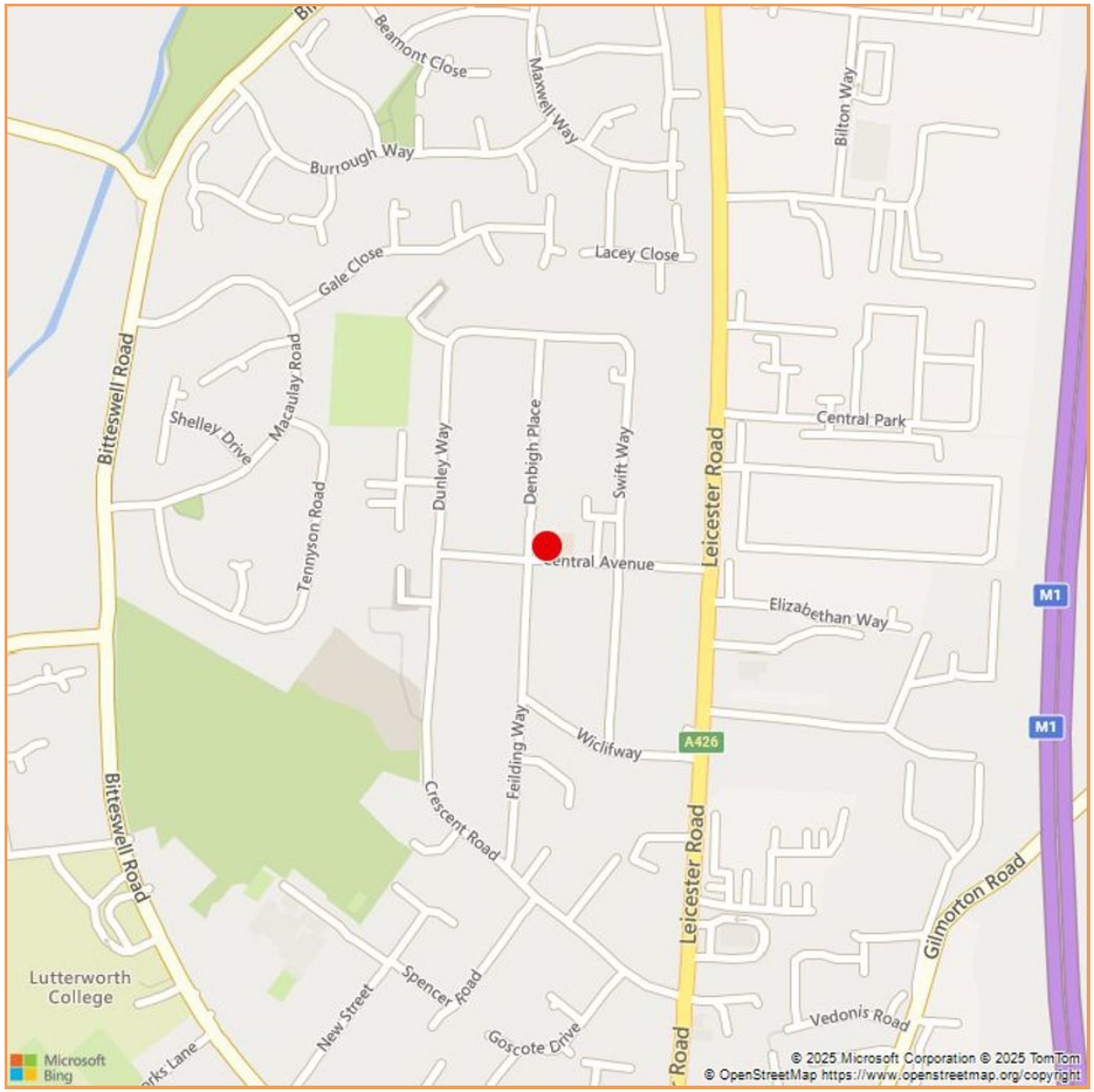
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.



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