



To Let

ESTABLISHED SHOWROOM / GARAGE

Main Street + Ashby Parva + Lutterworth + LE17 5HS



10,003 Sq Ft

£50,000 per annum



**3 miles north of
Lutterworth / J20
M1**



**Glazed front
Showroom**



Large forecourt



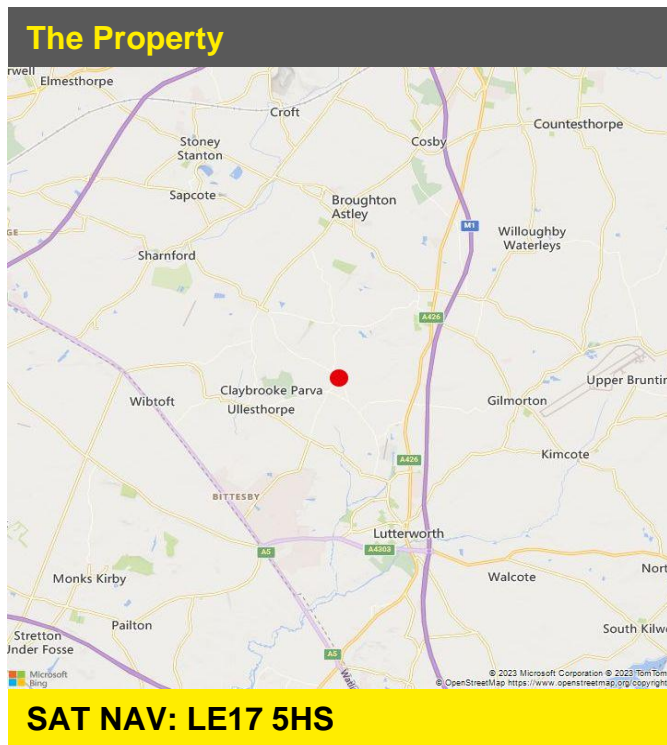
Rear parking



Location

Ashby Parva forms a well established village located approximately 13 miles south of Leicester and 3 miles north of Lutterworth and J20 of the M1.

The property occupies a prominent position on the south side of Main Street within the centre of Ashby Parva.



Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor		
Showroom / Garage	10,003	929.3
TOTAL	10,003	929.3

Rating Assessment

Rateable Value (2023): £32,500

U.B.R (2023/2024): £0.512

Est. Rates Payable (2023/2024): £16,640

Energy Performance Certificate

A copy is available upon request.

Terms

A new FRI lease is available at a quoting rent of £50,000 per annum. The rent is quoted excluding VAT.

Unrepresented Parties

Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.



Description

A well established showroom and garage premises located on a good sized site benefitting from a large forecourt for vehicle sales and a separate parking area to the rear of the site.

The front showroom has curtain glazing to the majority of the frontage whilst to the rear are various interconnecting buildings formerly used for vehicle repair purposes.

Viewing

Strictly by appointment with the sole agent

Mike Allwood
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