



JOHNSON FELLOWS
CHARTERED SURVEYORS

First Floor – To Let

**1st Floor Retail /
Office Space
9 Lutterworth Road
Blaby
Leicestershire
LE8 3DW**

- Prime Position in Blaby
- Flexible Terms
- Popular Location



Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



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LOCATION

The premises are located on Lutterworth Road, in the popular retail and commercial district of Blaby village centre, which is situated circa 5 miles south of Leicester city centre.

The subject property overlooks Lutterworth Road and Johns Court, which is a popular shopping area within Blaby. National operators within close proximity include **Co-operative Funeralcare, Iceland, Greggs, Lloyds Pharmacy, Aldi, Specsavers, and Hays Travel.**

The subject property benefits from being a short walk away from the main public car park within Blaby.

DESCRIPTION

The accommodation comprises self-contained first-floor retail / office space accessed via Lutterworth Road. The unit is situated above a Co-operative Funeral Care unit on Lutterworth Road and also overlooks the pedestrianised Johns Court.

ACCOMMODATION

The accommodation comprises an area of 1,608 sq ft measured on an IPMS 3 basis.

TENURE

The accommodation is available to let on a new lease, on flexible terms to be agreed.

RENT

£11,000 per annum exclusive.

SERVICE CHARGE

A service charge will apply for landlord's services provided, e.g. external repairs and maintenance etc.

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value: £11,000.

Interested parties should verify this information with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

E115



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LEGAL COSTS

Each party is to pay its own legal costs.

VAT

The rent and prices quoted are exclusive of VAT.

VIEWING

All viewings by prior appointment with this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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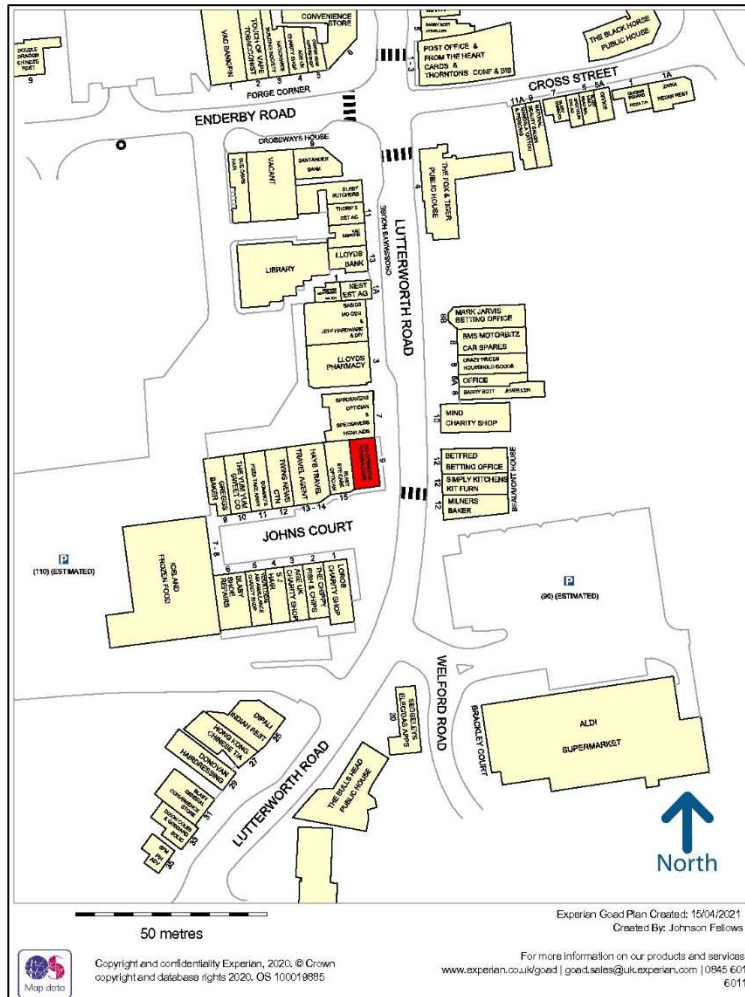
SUBJECT TO CONTRACT





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Energy Performance Certificate Non-Domestic Building



FIRST FLOOR OFFICE
Co-operative Funeral Service
9 Lutterworth Road
Blaby
LEICESTER
LE8 4DW

Certificate Reference Number:
9647-3035-0636-0401-4301

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

115 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 162
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m² per year): 116.32
Primary energy use (kWh/m² per year): 688.04

Benchmarks

Buildings similar to this one could have ratings as follows:
23 If newly built
68 If typical of the existing stock

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