

DRAFT

FOR SALE

Mixed Retail, Residential & Store Investment

117.43 m² (1,264 ft²) plus flat

17 High Street
Lutterworth
LE17 4AT

**MATHER
JAMIE**
01509 233433

LOCATION

The subject is prominently positioned on High Street within Lutterworth town centre and has been a long-term Chinese takeaway with ancillary premises and rear buildings let on separate lease.

The property's location is shown on the plan within these particulars.

DESCRIPTION

Ground floor retail takeaway and kitchens with ancillary residential accommodation above.

ACCOMMODATION

Ground Floor

Shop	25.6 m ²	(276 ft ²)
Kitchen	41.46 m ²	(443 ft ²)
Rear Stores	5.43 m ²	(58 ft ²)

3-Bed Flat

1st & 2nd Floor

Rear Bakehouse	45.21 m ²	(487 ft ²)
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TENURE

The property is let as follows:

China Cottage

The takeaway and ancillary residential accommodation is let to C K Shing for 10 years from 25 December 2008 expiring 24 December 2018. Annual rental £14,000. The lease is excluded from the Landlord & Tenant Act 1954 Security of Tenure Provisions

Rear Bakehouse

The rear bakehouse is let from 28 July 2015 expiring 27 July 2018 at an annual rental of £1,500. The lease is excluded from the Landlord & Tenant Act 1954 Security of Tenure Provisions

PRICE

Offers invited in the region of **£228,000 (two hundred and twenty eight thousand pounds)** reflecting an approximate gross yield of 7%.

BUSINESS RATES

Local Authority:	Harborough District Council
Period:	2017/2018
Rateable Value:	£5,900

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will not be charged on the sale price.

PLANNING

We understand the premises has established planning consent under Class A5 of the Town and Country Planning (Use Classes) Order 1987.

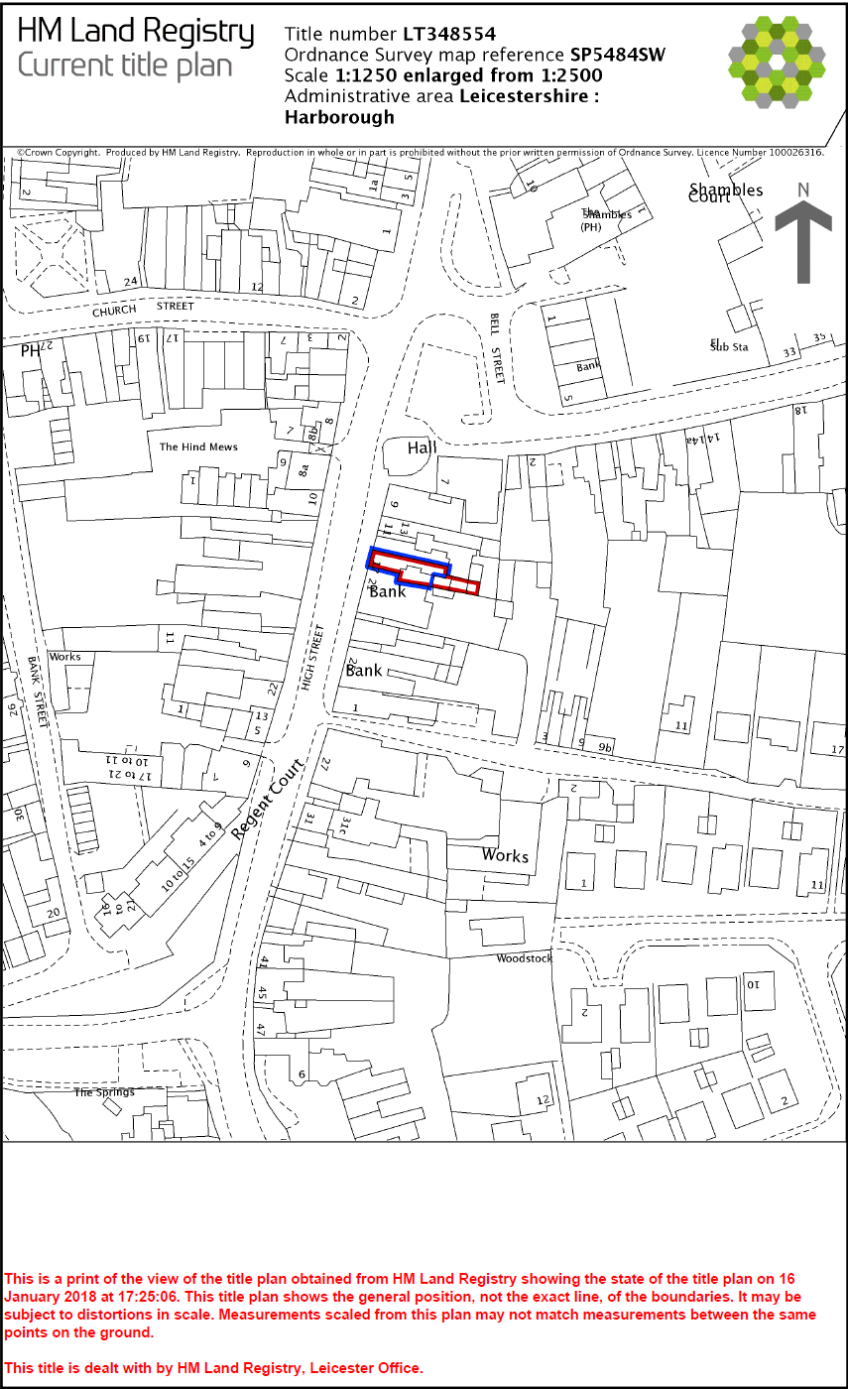
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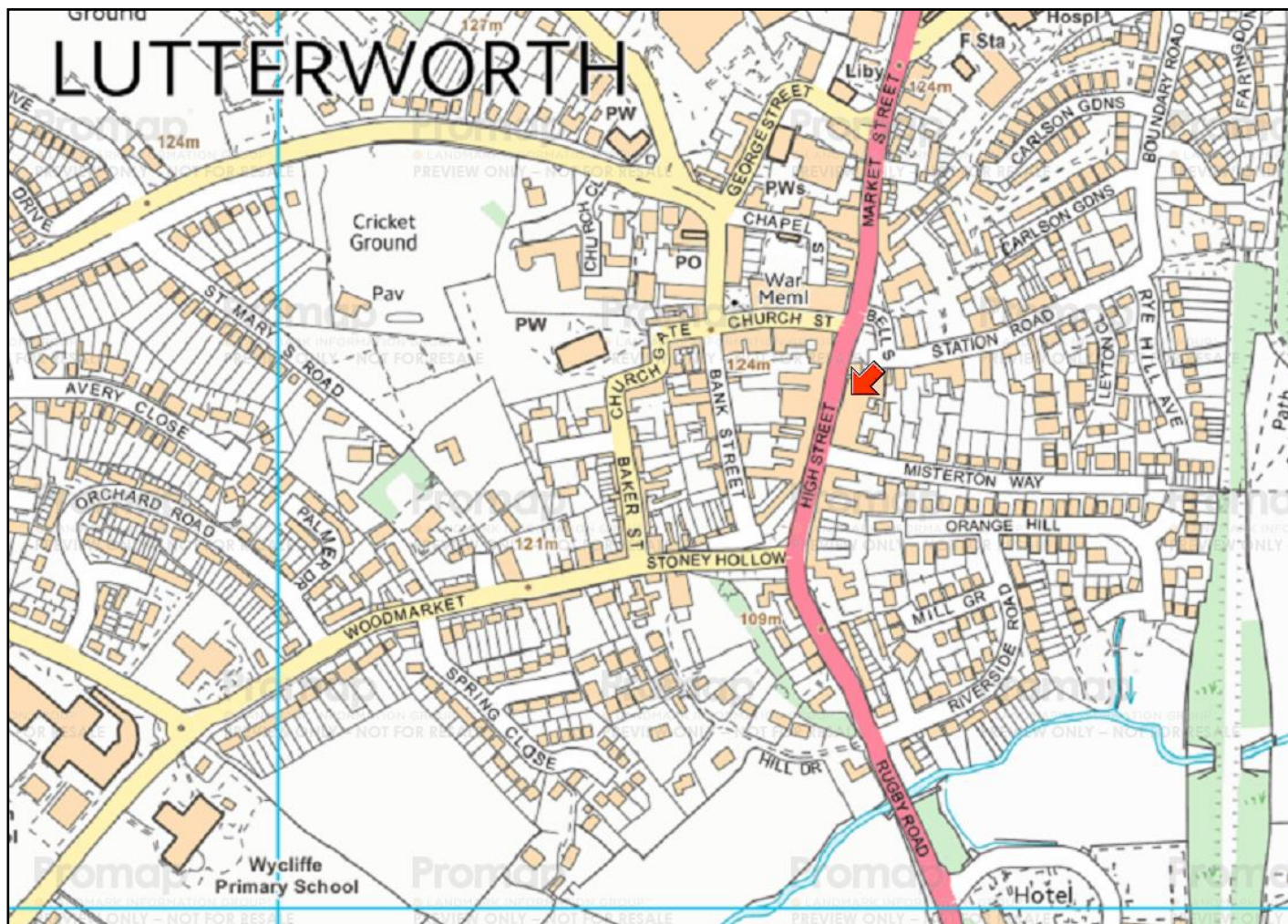
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EPC to follow



Side elevation of Rear Bakehouse





MATHER JAMIE

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. Their accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given.
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting.
3. Information relating to Town and Country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority.
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies.
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations.