

For Sale

Showroom

Leicester Road

0.323 Acres

**Leicester Road**

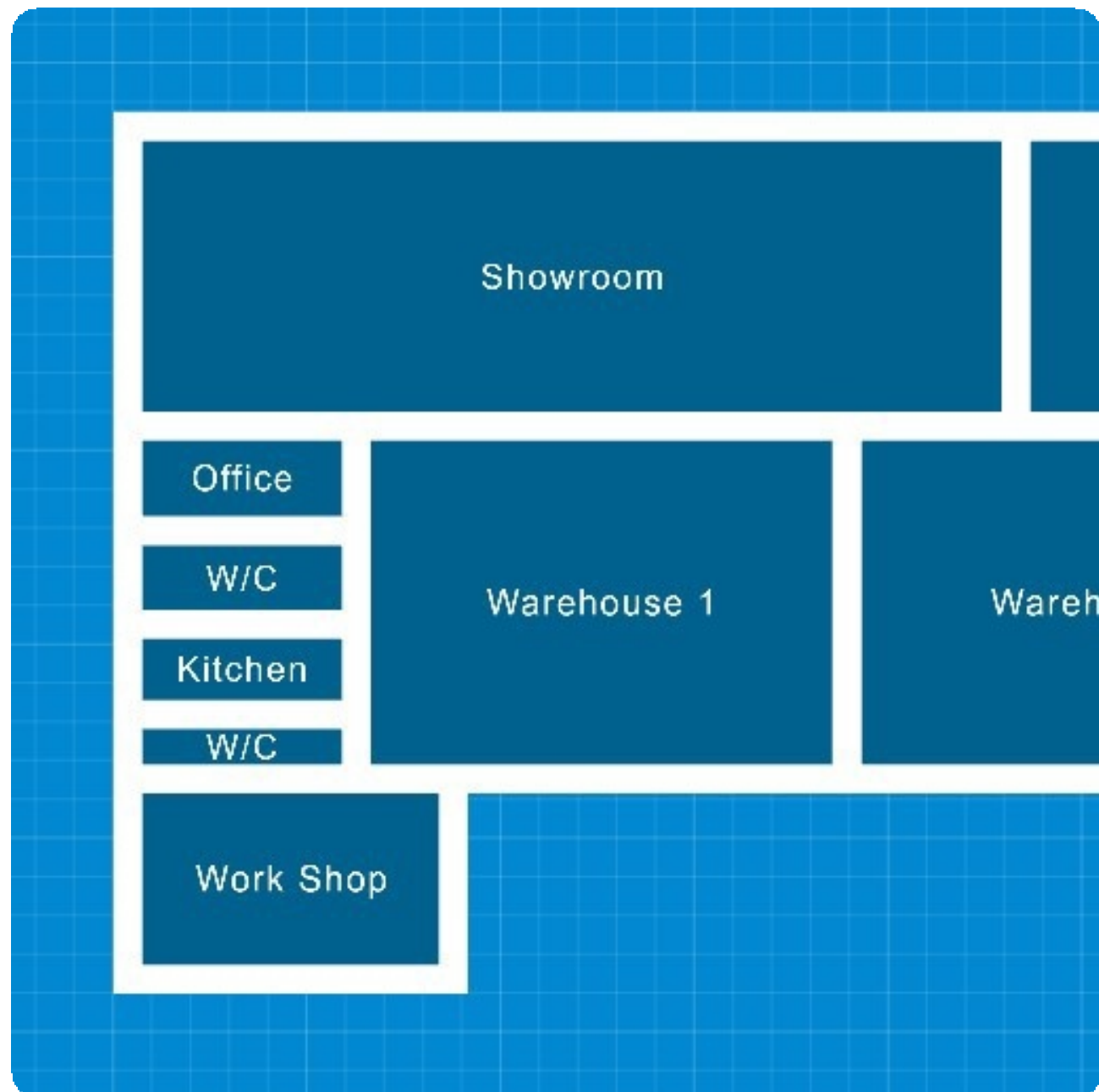
Lutterworth, LE17 4NJ

**BROMWICH**  
**HARDY**  
024 7630 8900  
www.bromwichhardy.com

📦 4,921.46 Sq Ft  
£ £525,000 Offers in Excess of

## Key Features

- Prominent frontage on the Leicester Road
- Large Show Room Area
- Workshop and Mezzanine
- Secure gated site with yard
- LED lights
- Ample onsite parking
- Plot size of 0.323 Acres
- Sold with Vacant Possession



Leicester Road, Lutterworth, LE17 4NJ





## Location

Leicester Road in Lutterworth, LE17 4NJ, is a well-connected location in a small market town in Leicestershire. It's strategically positioned near major motorways, including the M1, which is just 2 miles away, offering easy north-south access. The M6 junction is around 4 miles to the west, connecting to Birmingham and the West Midlands, while the A5 is also nearby, providing an additional route for local and regional travel. The proximity to these key motorways makes it a convenient spot for commuters and businesses alike.

## Description

The property comprises of Ground and First Floor offices with W/C and Kitchen facilities. A large open showroom with a rear workshop and mezzanine ideal for small mechanics and storage. Ample onsite parking and a rear gated access for added security. The front customer parking is secured with bollards on a brick paver driveway. Plot size of 0.323 Acres.

## Business Rates

Current rateable value: £29,750

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/9290494000>

## Tenure

Sale of the Freehold.

## EPC

Available upon request.

## VAT

This property is registered for VAT (Value Added Tax).

**Leicester Road, Lutterworth, LE17 4NJ**

With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

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#### Tom Bromwich

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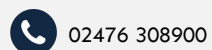
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