



JOHNSON FELLOWS

CHARTERED SURVEYORS

Market Harborough, 30-32 The Square, LE16 7PA

Retail Premises – To Let



LOCATION

Market Harborough is an affluent market town located 16 miles South East of Leicester and 18 miles North of Northampton.

The Town has an excellent mix of national and strong independent Occupiers across the Town. Occupiers in close proximity to the property include **Vodafone, Joules, Fat Face, Pizza Express, White Stuff, Mint Velvet, Caffe Nero, Waterstones, WHSmiths, M&Co, Savers, Mountain Warehouse, Wildwood, Boots, Tesco, Monsoon, New Look** and **Starbucks**.

DESCRIPTION

The property comprises a two-storey mid terraced retail property with a rendered front elevation and pitched tiled roof. The property is ideally placed opposite the pedestrian crossing.

The accommodation consists of ground floor sales and first floor storage.

The property is serviced to the rear via a shared yard with access off Factory Lane.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground Floor Sales	131 sq m	1,414 sq ft
First Floor	55 sq m	596 sq ft

TENURE

The property is available by way of a new lease for a term of years to be agreed subject to upward only rent reviews every 5 years.

RENT

On Application

RATES

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

Rateable Value	£43,500
----------------	---------

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

PLANNING

The unit currently has a Class E consent

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

F138

VIEWING

Existing Staff Unaware. All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk



johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS



50 metres

Experian Goad Plan Created: 05/03/2021
Created By: Johnson Fellows



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



johnsonfellows.co.uk

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.