

# 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

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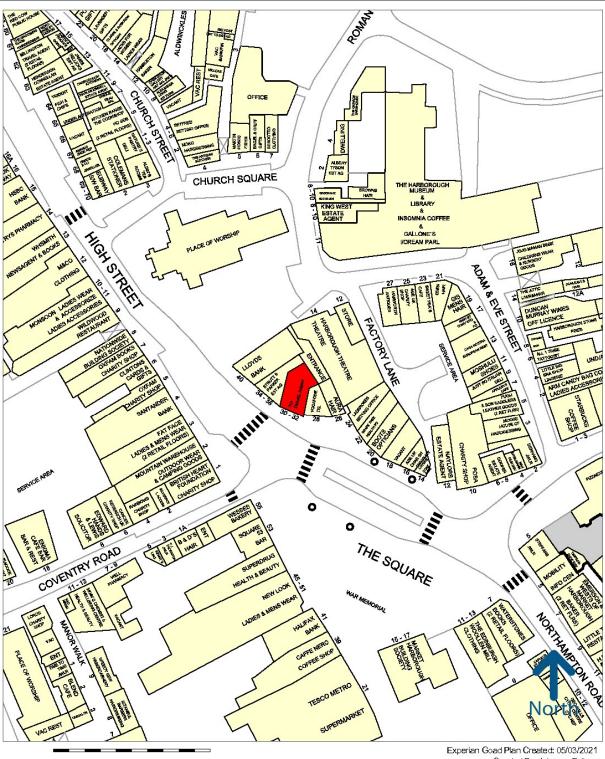


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50 metres

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