



**TO LET**

£18,000 - £40,000 Per annum

RETAIL UNIT,  
MARKET HARBOROUGH | LE16 9FN

- Retail area Up to 1,629 sq. ft.
- Retail Unit 1 - 727 sq. ft.
- Retail Unit 2 - 902 sq. ft.

## LOCATION

Located west of the popular market town of Market Harborough, just off the A6. The property will occupy a central location on this brand new development of residential properties. The property forms part of a wider commercial development providing a Sainsburys convenience store and community facilities

## DESCRIPTION

Retail premises located in a popular location on a new build housing development. Currently under construction, the property will be ready for occupation in Summer to Winter 2024 and provides the opportunity to lease 2 separate units that can be combined to form 1 if required. The property can be used for multitude purposes from a Café to Gym/Yoga Studio.

## ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) basis as defined within the RICS Code of Measuring Practice 6th Edition.

Retail Unit 1 - 727 sq. ft.

Retail Unit 2 - 902 sq. ft.

The units can be combined to create a single unit of 1,629 sq. ft.

## SERVICE CHARGE INFORMATION

A service charge will be levied on a pro rata basis for all commercial properties and community facilities. The costs of the service charge are yet to be calculated.

## EPC

An EPC will be provided upon build completion.

## TERMS

The Property will be let by way of a new lease on terms to be agreed between the parties.

## VAT

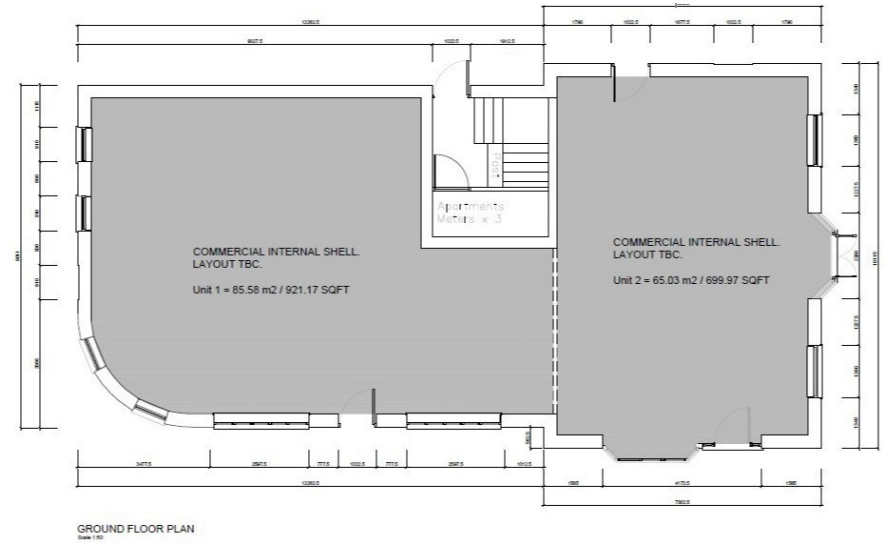
The Property will be opted to tax and therefore VAT is applicable to the Rent.

## LEGAL COSTS

Each party to bear their own legal costs.

## OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider, Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



**SUBJECT TO CONTRACT Disclaimer:**

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Particulars Dated March 2024

