



TO LET

£79,995 Per annum

40 THE SQUARE
MARKET HARBOROUGH
LE16 7PA

- Grade II Listed Building
- Town Centre Location

LOCATION

Market Harborough has close links to the M1 and A14/M1/A1 link road with Leicester, Northampton, Kettering and Corby all within a short travelling distance.

Market Harborough is a popular affluent town in the Harborough District of Leicestershire .

The Property occupies a central and prominent position fronting High Street. Local occupiers include The White Company, W H Smiths, Crew Clothing Company, FatFace, Pizza Express and Starbucks.

DESCRIPTION

A three-storey building with modern two-storey extension.

The ground floor benefits from a return-glazed window and largely open-plan retail space. There is a separate access to the rear of the building and the upper floors. The first and second floors are currently used as office accommodation in a cellular configuration.

ACCOMMODATION

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

The NIA is arranged over three floors and measures:

Ground floor 182.18 sq.m (1,961 sq.ft)

First floor 98.85 sq.m (1,064 sq.ft)

Second floor 103.12 sq.m (1,110 sq.ft)

Total NIA 384.15 sq.m (4,135 sq.ft)

BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £56,000. Interested parties are advised to speak with the Local District Council for further information.

EPC

The Property has an EPC of C. A Copy of the certificate is available upon request.

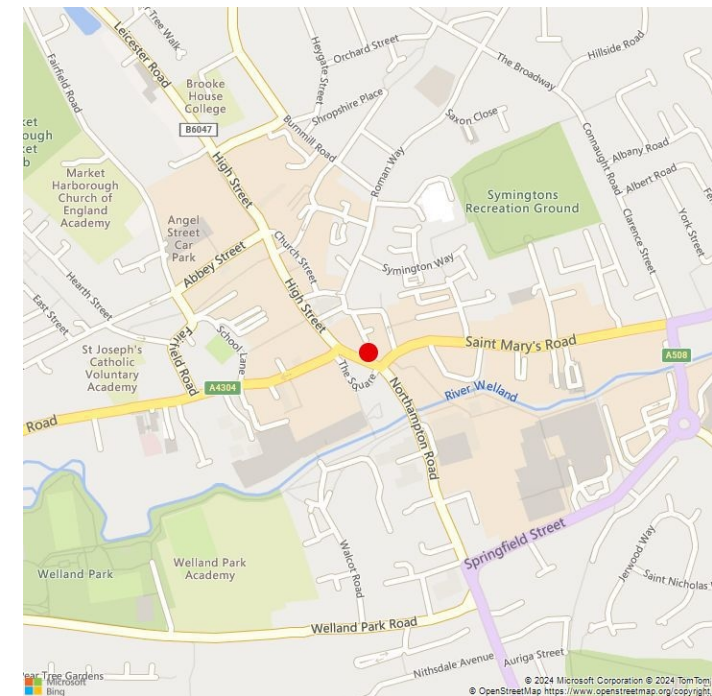
LEGAL COSTS

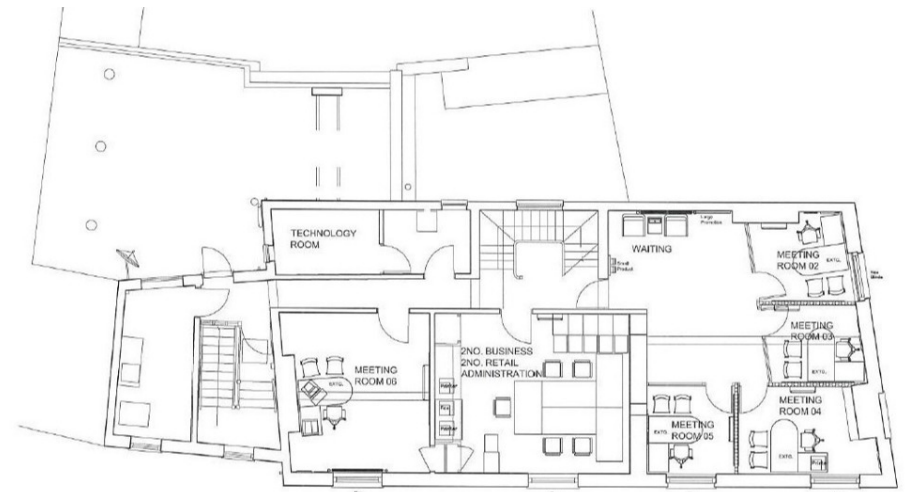
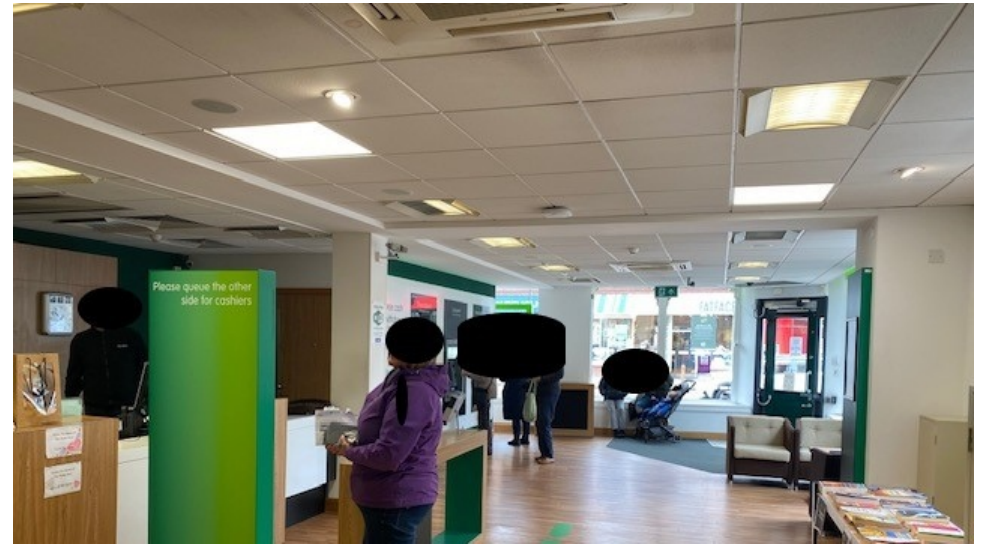
Each party to bear their own legal costs.

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.





FIRST FLOOR PLAN

SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated April 2024

