



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET

£27,000 Per annum

UNIT 1 GROUND FLOOR, HIGH STREET  
MARKET HARBOROUGH | LE16 7AF

- Attractive Vaulted Ceiling
- Landmark Building
- Prominent Retail Premises
- Sought-after Town Centre Location



## LOCATION

The quintessential market town of Market Harborough was described as "one of the best places to live in the country" by The Sunday Times in 2023. The Town is a charming market town full of history, culture and independent retailers. The town offers quality retail opportunities comprising of both national and independent retailers. The Market Harborough is on the train line from London St Pancras to South Yorkshire with travel to London in a little over an hour. The M1 J20 (Lutterworth is 20 minutes drive with access to the A6 within 5 minutes from the town centre.

## DESCRIPTION

The property presents as a ground floor retail premises. For many years the property has been the home of a successful and long-established high-end clothing store. The property has glazed arched full-height windows providing extensive window display areas and a vaulted ceiling. The property is arranged over two floors with the retail area on the ground floor measuring 454 sq.ft. (42.15 sq.m) plus basement storage area of 386 sq.ft. (35.83 sq.m). The property is heated using night storage heaters.

## 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 840 sq ft (78sq m) The Property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice.

## SERVICE CHARGE INFORMATION

The Tenant will be responsible for a proportion of the building's fire alarm testing and maintenance plus buildings insurance.

## TERMS

The Property is available by way of a new Internal Repairing Lease on terms to be agreed between the Parties. The Tenant will be responsible for the retail frontage i.e. the glazed display windows.

## BUSINESS RATES

According to information provided by the Valuation Office Agency website, the unit has an April 2023 Rateable Value of £21,750. 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.

## VAT

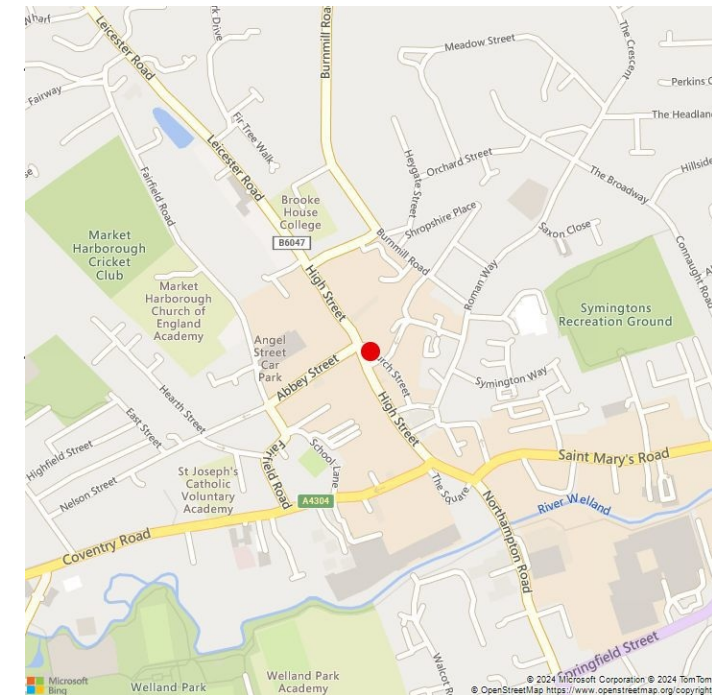
The Property is not opted to tax and therefore VAT is not applicable to the rent quoted.

## LEGAL COSTS

The incoming Tenant will be responsible for the Landlord's reasonable legal fees in respect of preparing the Lease.

## 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-







#### SUBJECT TO CONTRACT Disclaimer:

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