



**TO LET**

£25,455 Per annum

RETAIL UNIT 3, KETTERING ROAD  
MARKET HARBOROUGH | LE16 8FL

- Modern retail premises
- Retail area 1,039 sq ft NIA
- Situated on new build housing development

## LOCATION

Located south 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.

## DESCRIPTION

Retail premises situated in a highly sought-after location within a new residential development. The unit is currently under construction and is scheduled for completion and occupation in Summer 2026. Provisional agreements have been reached with prospective tenants for the adjoining retail units, comprising a national convenience store operator and a well-established regional café chain.

## ACCOMMODATION

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

Total area 96.52 sq m (1,039 sq ft)

## 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 is 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 of our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for you to 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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