



TO LET

**10 THE SQUARE, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 7PA**





£55,000



1,312 sq ft / 121.9 m²



Ground floor retail space.



Public car parks in close proximity.



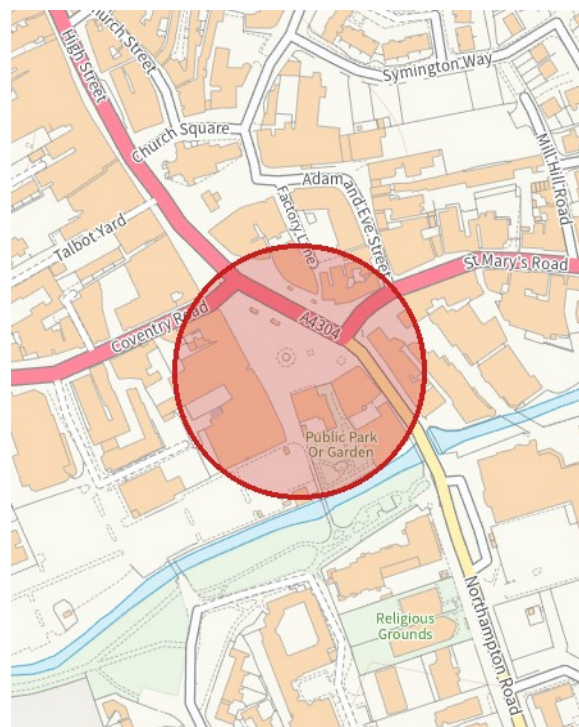
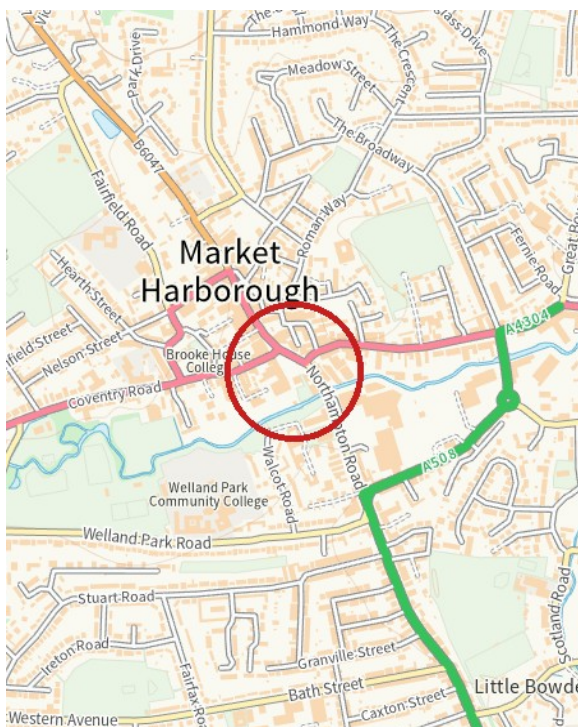
Town Centre.

DESCRIPTION

The retail space forms part of a listed building with double fronted display windows and a wide sales area that narrows towards the rear. There is a stock room to the rear and a small office to the side.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
1312 sq ft	1,312	121.9
TOTAL	1,312	121.9



USER

The premises have an existing use for class E.

SERVICE CHARGE

The Tenant will be required to contribute towards items of common expenditure and buildings insurance.

TERMS

New IRI lease

LEGAL COSTS

Each party will bear their own legal costs incurred in documenting the Lease.

An application fee will be payable in respect of referencing and AML checks.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: N/A

UNREPRESENTED PARTIES

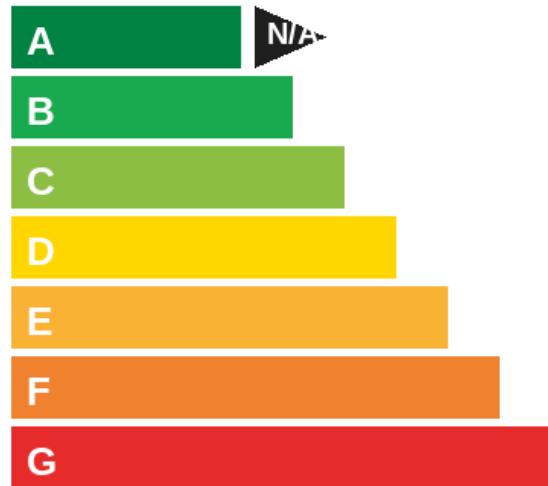
Lease negotiations are subject to the RICS Code of leasing business premises (1st edition, February 2013). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £34,000 Rates Paid: £16,966

This is an estimate for information only. Interested parties should check with the relevant local authority for the correct figures.

Energy Performance



VIEWINGS

Strictly by appointment with the agents

JARROMS
info@jarroms.co.uk

0116 222 1999

**15 UPPER KING STREET LEICESTER
LE1 6XF**

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