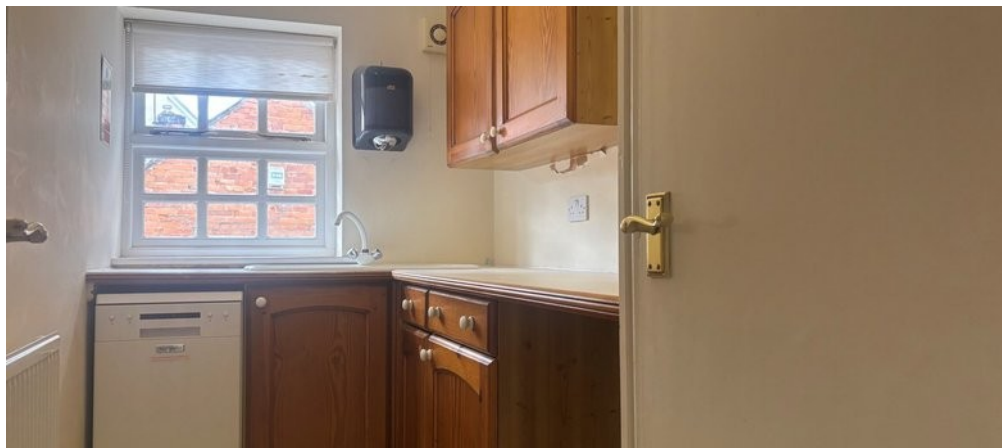




TO LET

**FOUNTAIN COURT, FIRST FLOOR OFFICES, REAR OF 42
HIGH STREET, MARKET HARBOROUGH, LE16 7AF**





£20,000 p.a.



1,228 sq ft / 114.1 m²



LOCATION

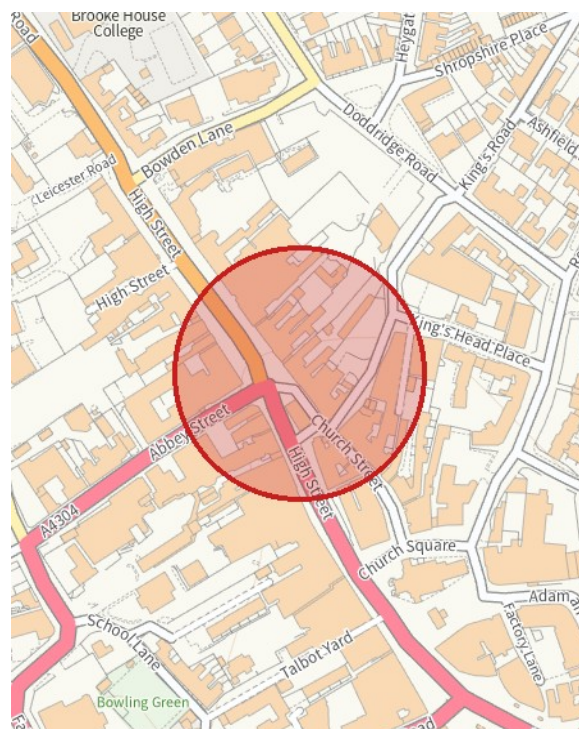
Through the archway by Wartnaby Hefford, behind 42 High Street in the heart of Market Harborough.

DESCRIPTION

First floor offices/showroom totalling 1,228 sq ft. Four individual offices and two reception areas with own kitchen and WC. Attractive courtyard setting.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	1,228	114.1
TOTAL	1,228	114.1



USER

The premises have an existing use for class Class E.

SERVICE CHARGE

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

TERMS

New lease, minimum 36 months. Deposit: £5,000.

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: C (58)

UNREPRESENTED PARTIES

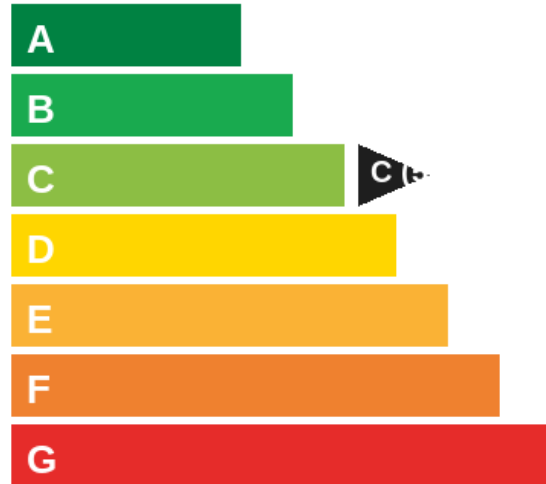
Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

Rateable Value: £12,500

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

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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