



TO LET

**FIRST FLOOR PREMISES, 10 THE SQUARE, MARKET
HARBOROUGH, LEICESTERSHIRE, LE16 7PA**

 **jarroms**



£750.00 pcm



400 sq ft / 37.2 m²



Reception area with 3 treatment rooms.



On street parking nearby and public car parks in close proximity.



Town centre location.

First floor premises to let, previously used as beauty treatment rooms with reception area and three treatment rooms. Use of kitchen and ladies and gentlemen's toilets on first floor.

ACCOMMODATION

Reception area and three treatment rooms with south aspect to The Square and Northampton Road
Approx - 400 sq ft (37.16 sq m)

LEASE

The premises are available on a new Lease on terms to be agreed.

RENT

The monthly rent is £750.00 plus service charge.

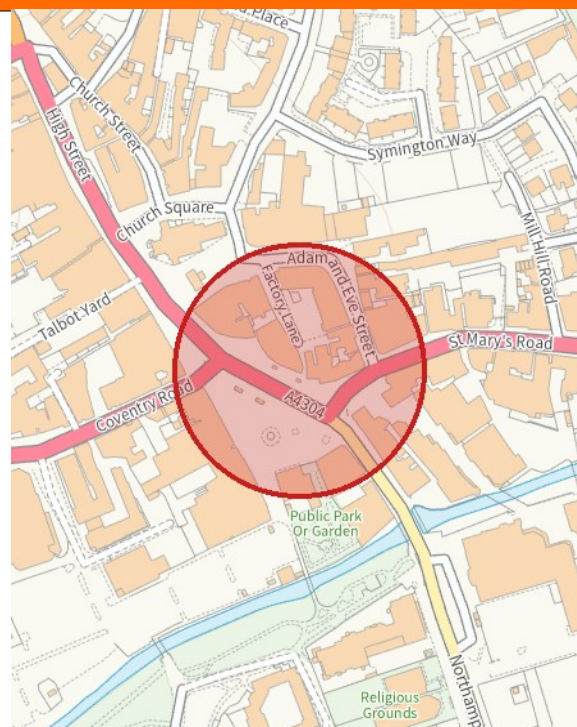
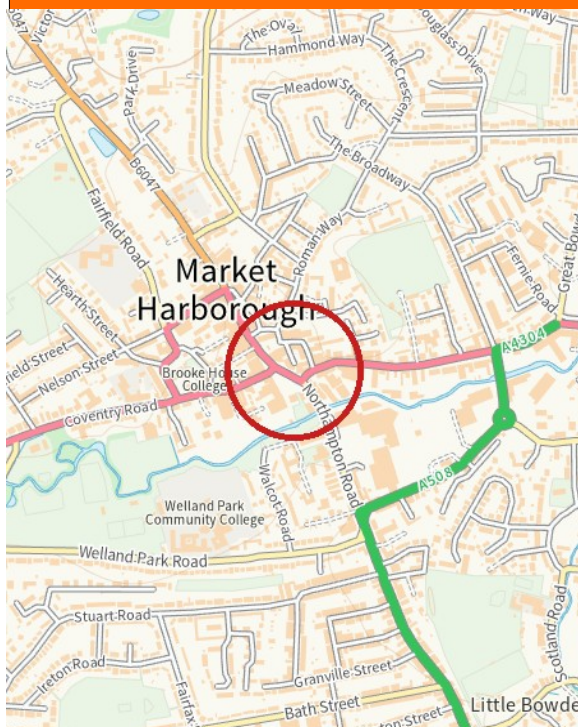
DEPOSIT

A deposit of £2,250.00 is required and will be held for the term of the Tenancy.

USER

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1		
Floor 2	400	37.2
TOTAL	400	37.2



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 available on request.

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.



VIEWINGS

Strictly by appointment with the agents

JARROMS

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