

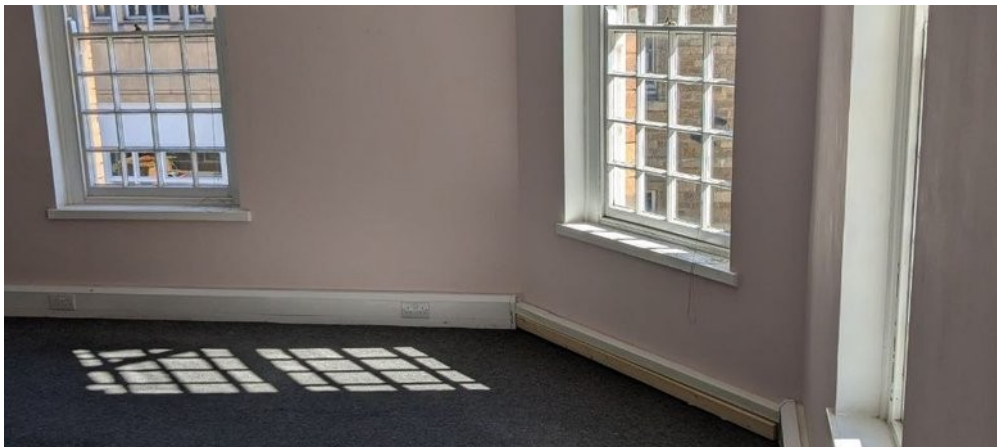


**TO LET**

**FIRST FLOOR, ST MARY'S HOUSE, 1-5 ST MARY'S ROAD,  
MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7DS**







£8,400pa



364 sq ft / 33.8 m<sup>2</sup>



Town centre location.



Shared waiting room.



Ideal premises for health and wellbeing use.

## LOCATION

These first floor premises are prominently located on the corner of St Mary's Road and Adam and Eve Street in the heart of this vibrant and affluent market town.

## DESCRIPTION

First floor office/leisure space available to complement Pinches Pilates. Ideal for health and wellbeing, sports massage or physiotherapy use with shared waiting room.

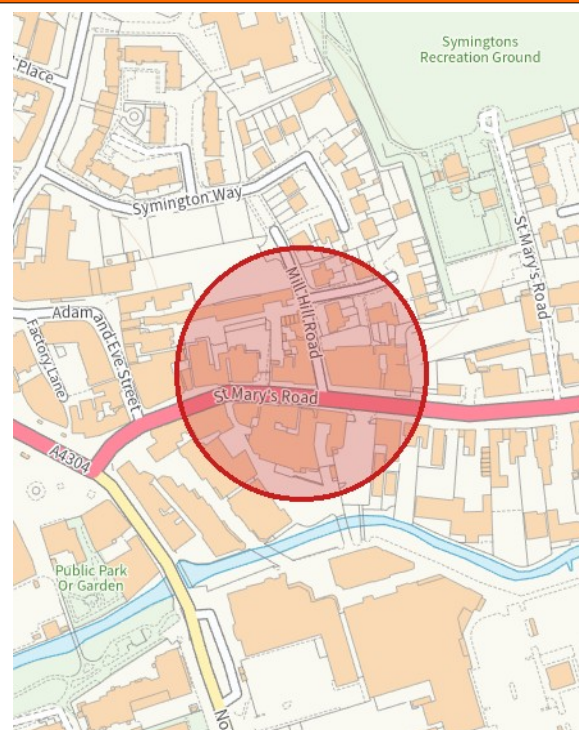
The studio is adjacent to Pinches Pilates who offer classical pilates and will share the waiting room.

The premises benefit from excellent natural light helped by a large central atrium.

Shared W.C. and kitchen facilities.

## ACCOMMODATION

| DESCRIPTION  | SIZE (SQ FT) | SIZE (SQ M) |
|--------------|--------------|-------------|
| Floor 1      | 171          | 15.9        |
| Floor 2      | 365          | 33.9        |
| <b>TOTAL</b> | <b>536</b>   | <b>49.8</b> |



## 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

The premises are available by way of a new lease on terms to be agreed with the Landlord.

## 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

### 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.

#### Energy Performance



### VIEWINGS

Strictly by appointment with the agents

**JARROMS**

[info@jarroms.co.uk](mailto:info@jarroms.co.uk)

0116 222 1999

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

These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Jarroms or its employees or agents. Neither Jarroms nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars. The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Jarroms will accept no liability for consequential loss arising from these particulars or any negotiations in.