



**LET
AGREED**

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





£55,000p.a.



1,312 sq ft / 121.9 m²



Ground floor retail space.



Public car parks in close proximity.



Town Centre.

LOCATION

Prominent retail premises located at the historic and commercial heart of this popular Market Town

10 The Square sits opposite the entrance to St Marys Place being the focal point as shoppers approach the prime retail pitch from the Springfield Retail Park (Sainsburys) Car Park. Other retailers in close proximity include Jo Malone, Crew Clothing, Joules and Starbucks.

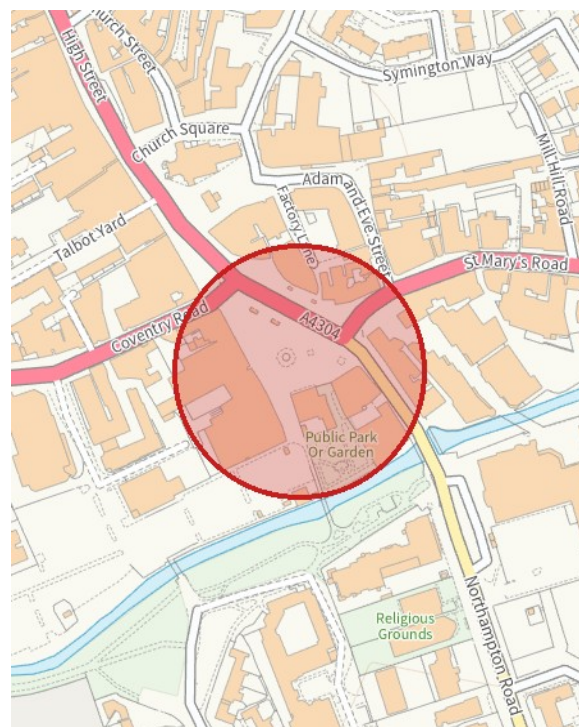
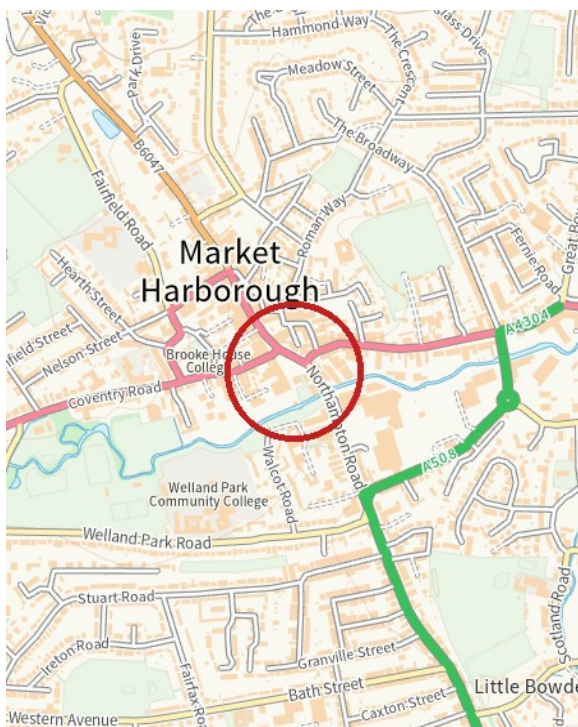
The premises comprise the ground floor of this 3 storey listed property.

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)
Floor 1	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

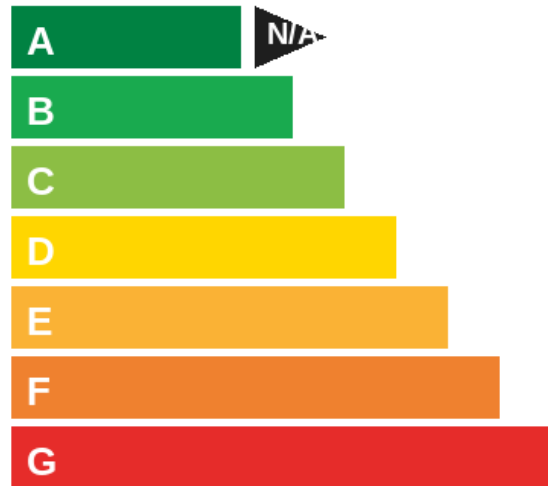
Lease negotiations are subject to the RICS Code for leasing business premises (1st edition, February 2020). Unrepresented parties are recommended to obtain professional advice.

RATING ASSESSMENT

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

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

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HARBOROUGH LE16 7NL**

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