

LET AGREED

FIRST FLOOR OFFICE B, 36 HIGH STREET, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7NL

jarroms







£5,520p.a.

319 sq ft / 29.6 m²

Prime professional town centre location.

Public car parks in close proximity.

Three storey listed period building.

LOCATION

Well presented first floor interconnecting offices to let overlooking the High Street. Use of kitchenette to second floor. Ladies and gentlemen's toilets to first floor.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1	319	29.6
TOTAL	**319**	**29.6**





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

Terms to be agreed

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 Exempt

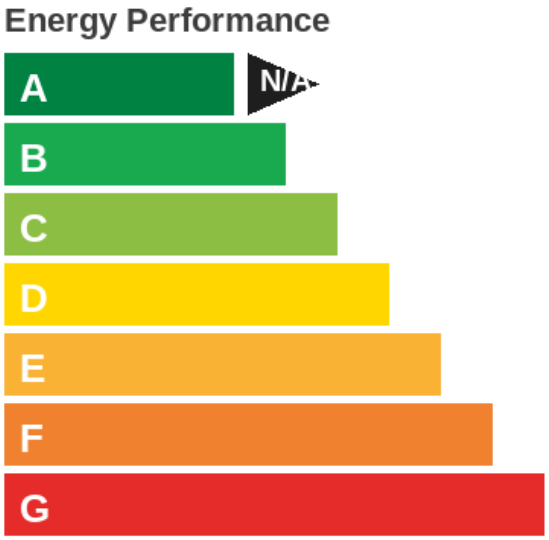
UNREPRESENTED PARTIES

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

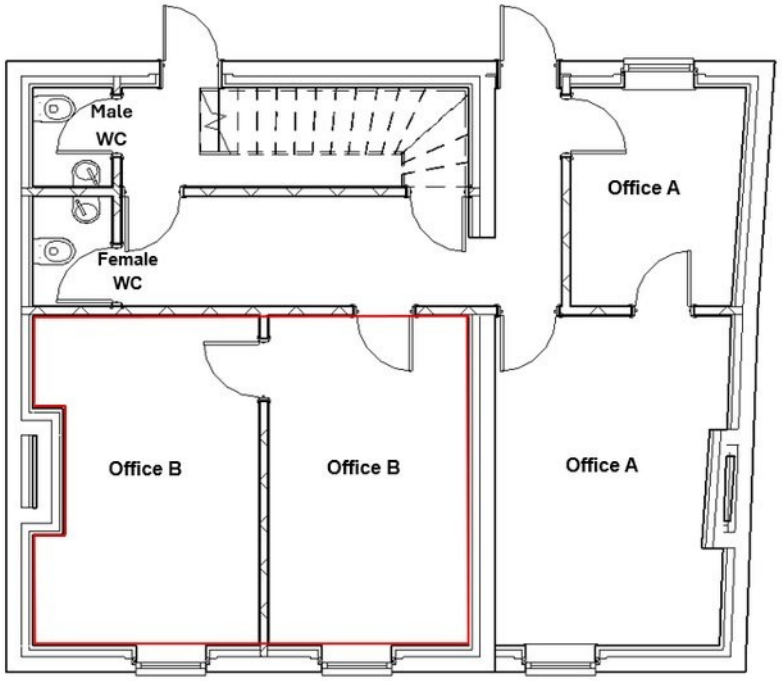
RATING ASSESSMENT

Rateable Value: £4,450

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



First Floor Office B



For identification purposes only – not to scale

jarroms

VIEWINGS

Strictly by appointment with the agents

JARROMS
info@jarroms.co.uk
01858 431553
36 HIGH STREET MARKET HARBOROUGH LE16 7NL

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.