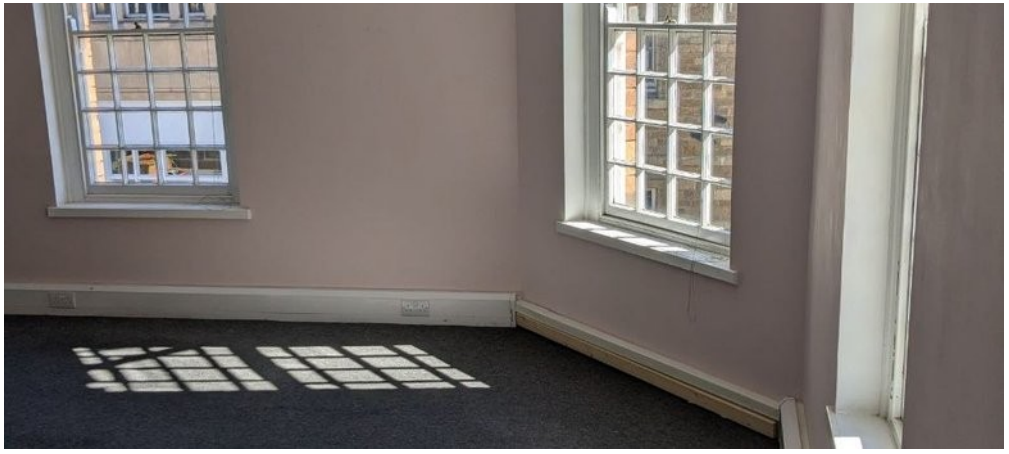
TO LET

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

jarroms



£700pcm

364 sq ft / 33.8 m²

Town centre location.

Shared waiting room.

Ideal premises for health and wellbeing use.

LOCATION

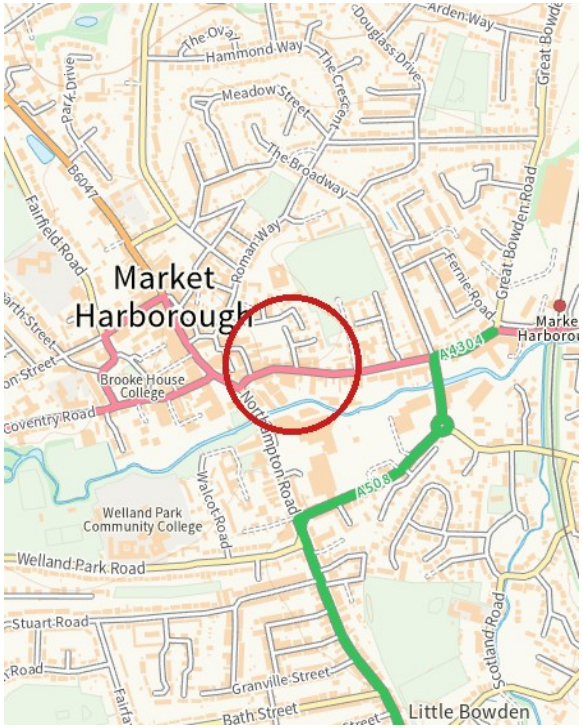
These first floor premises are prominently located on the corner of St Mary's Road and Adam and Eve Street in the heart of this vibrant and affluent market town.

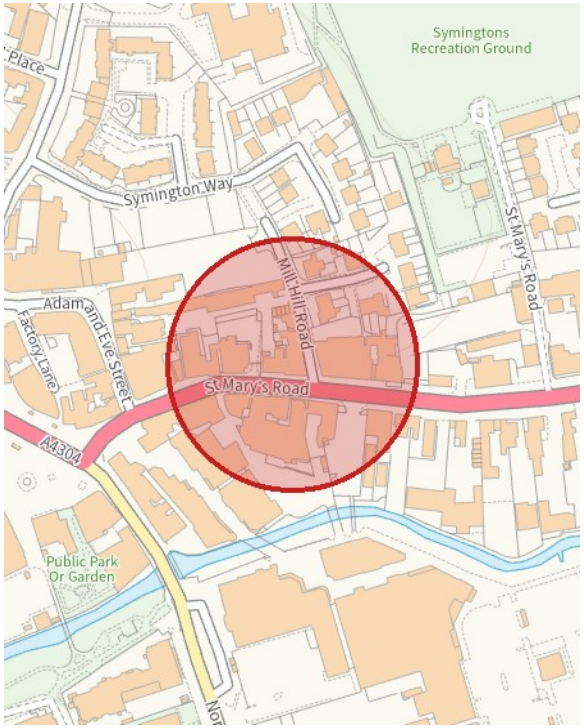
DESCRIPTION

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
TOTAL	**536**	**49.8**





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.

VIEWINGS

Strictly by appointment with the agents

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

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