

TO LET

FOUNTAIN COURT, REAR OF 42 HIGH STREET, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7AF

jarroms







£35,000pa

2,456 sq ft / 228.2 m²

Prime professional location.

Public car parks in close proximity.

On site parking.

LOCATION

The property is located through the archway by Wartnaby Hefford and behind 42 High Street in the heart of this popular and affluent Market Town providing unrivalled access to the local amenities and a high street offering brands such as Neptune, Phase Eight, Mint Velvet and Zizzi's.
Transport links are excellent with the A6 providing access to Leicester to the North and the A14 and the motorway network to the South, the railway station is a 10 minute amble away.

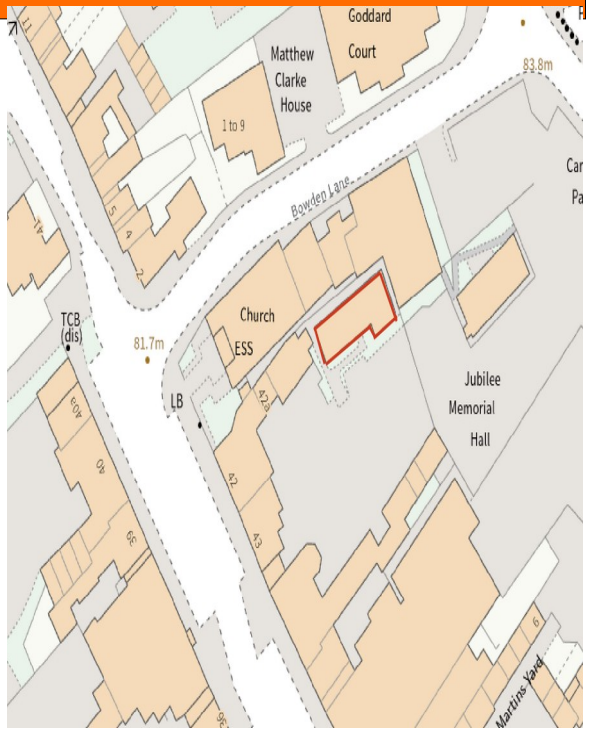
DESCRIPTION

2 storey offices/showroom available as a whole or separately, each floor benefitting from its' own kitchen and WC facilities.

ACCOMMODATION

DESCRIPTION	SIZE (SQ FT)	SIZE (SQ M)
Floor 1		
Floor 2	1,228	114.1
Floor 3		
Floor 4	1,228	114.1
Floor 5	2,456	228.2
TOTAL	**4,912**	**456.3**





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 Lease on 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

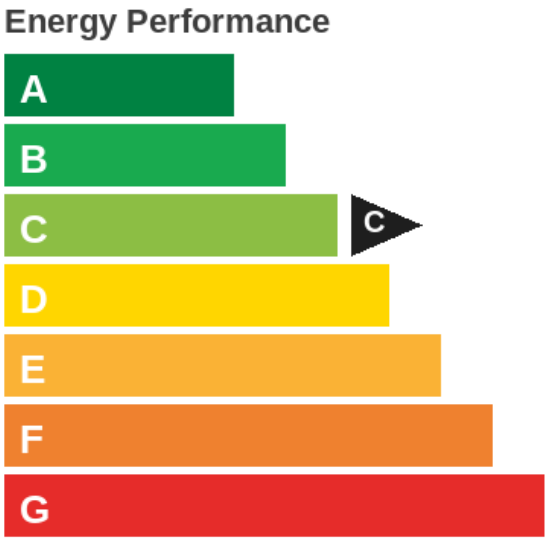
EPC Rating: C

UNREPRESENTED PARTIES

Lease negotiations are subject to the RICS Cod
leasing business premises (1st edition, February
Unrepresented parties are recommended to obt
professional advice.

RATING ASSESSMENT

Rateable Value: Ground floor £12,000
Floor £12,500 Rates Payable £16,96
This is an estimate for information only. Interest
parties should check with the relevant local auth





VIEWINGS

Strictly by appointment with the agents

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