

# MARKET HARBOROUGH

## 10 HIGH STREET LE16 7NJ

### SUBSTANTIAL PRIME SHOP UNIT TO LET

#### LOCATION

The property occupies a prime trading location adjacent to **M&Co** and **Wildwood**. Nearby multiple retailers include **WH Smith, Peacocks, Savers, Nationwide, Oxfam, Clintons, Santander, Fat Face** and **Mountain Warehouse**.

#### ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Internal width	26'9"	8.2 m
Built depth	114'10"	35 m
Ground floor area	2,652 sq ft	246.4 sq m
Ground floor kitchen	136 sq ft	12.6 sq m
Ground floor manager's office	102 sq ft	9.5 sq m

**NB** The property benefits from excellent rear servicing facilities via Coventry Road. In addition there are **3** car parking spaces demised to this property.

#### LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£80,000** (eighty thousand pounds) p.a.x.



#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£58,000
UBR 2020/2021	51.2p
Rates Payable 2020/2021	£29,696

For verification purposes prospective tenants are advised to make their own enquiries with Harborough District Council (01858 828 282).

#### EPC

The property has a rating of C55 . A Certificate and Recommendations are available upon request.

#### PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

#### VAT

Prices, outgoings and rentals are exclusive of, but are liable to, VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

**Tel: 01244 403444**

**VIEWING**

**STRICTLY** by appointment through:- Hugh Ockleston of Ockleston Bailey  
Tel: **01244 403444**. Email: **hugh@ocklestonbailey.co.uk**

**SUBJECT TO CONTRACT**

HWO/ld/170720

Or our joint agent Martin Herbert of Space  
Tel: **07584 505 546**. Email: **martin.herbert@space-rpc.com**



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