

# RETAIL UNIT TO LET

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## MARKET HARBOROUGH – UNIT 1 ST MARY'S PLACE SHOPPING CENTRE



### TO LET

The premises are available by way of a new lease upon terms to be agreed.

### RENT

**£41,000 per annum exclusive.**

FLOOR AREAS	SQ FT	SQ M
Ground Floor Sales:	625	58.06
First Floor:	516	47.93

### EPC

Category D

### RATEABLE VALUE

£36,500 (2017 assessment)

### SERVICE CHARGE

The current on account service charge for 2020/21 is £2,724. There is also an insurance charge of £200.

### SUBJECT TO CONTRACT

- St Mary's Place is the leading retail destination in the affluent Leicestershire town of Market Harborough.
- The premises are located in a prime trading location at the entrance of the scheme.
- Nearby national multiple retailers include **Pizza Express, EE, Costa, Ryman's, Clarks, Boots, EE and Wilkos** with **Sainsbury's** anchoring and offering 400 plus car parking spaces.
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery or gym** without the need for a planning application.



