



## MARKET HARBOROUGH – UNIT 21 ST MARY'S PLACE SHOPPING CENTRE

- 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 position in close proximity to a number of national multiple retailers including Pizza Express, Costa, Ryman's, Clarks, Boots, EE, The Works and Wilkos.
- The premises are anchored by Sainsburys, offering 400 plus car parking spaces.

## RETAIL UNIT TO LET

### TERMS

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

### EPC

Category D

### RATEABLE VALUE

£76,000 (2023)

### RENT/ PRICE

£115,500 per annum exclusive.

### SERVICE CHARGE

The current on account service charge for the 2020/21 is £16,708. There is also an insurance charge of £1,221.

### FLOOR AREAS SQ FT / SQ M

Ground Floor Sales: 3,596 / 334.07  
First Floor: 3,972 / 369.00

### SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. This text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



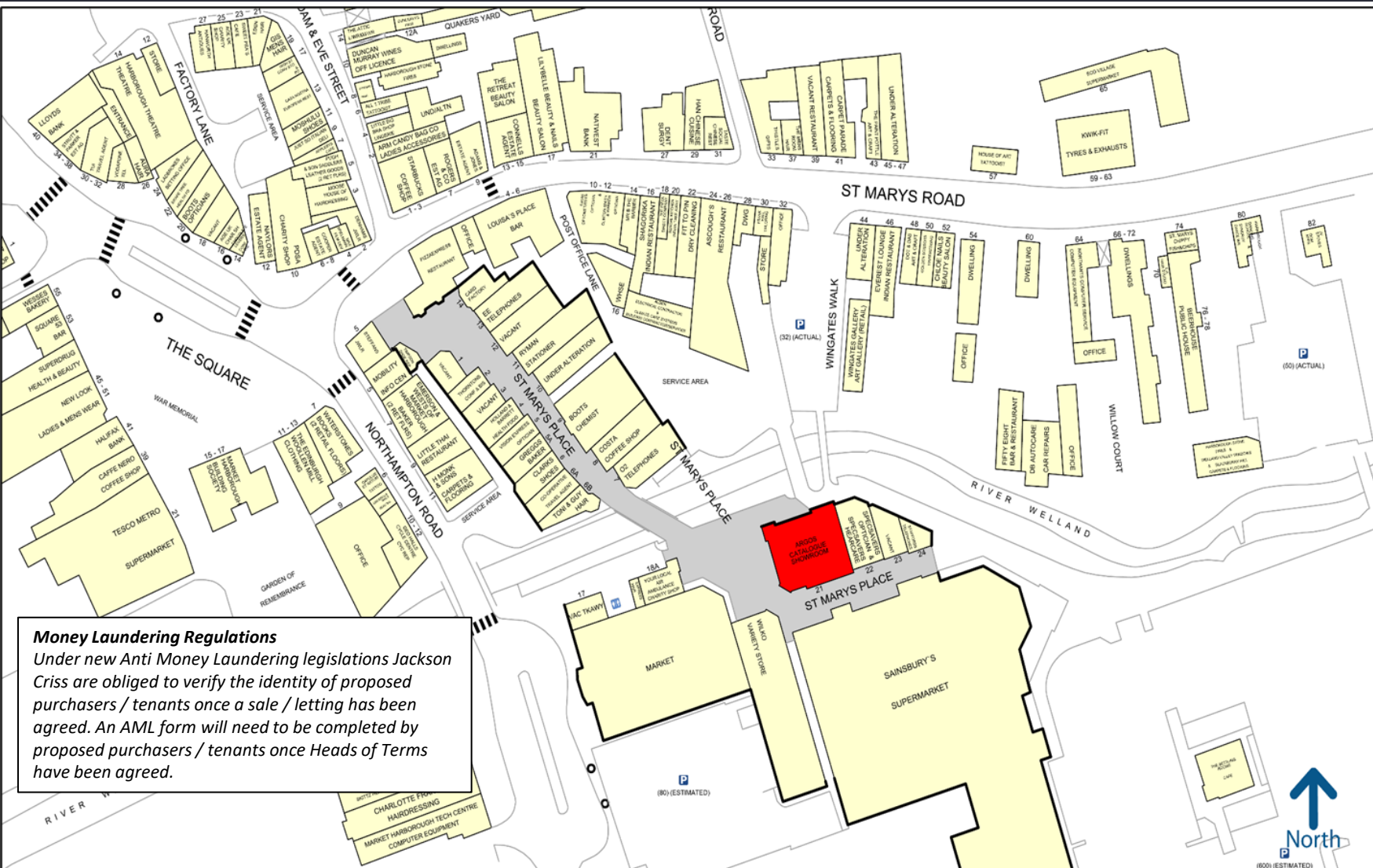
# JACKSON CRISS

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RETAIL UNIT TO LET



**Money Laundering Regulations**  
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



Clarks

wilko

PANDORA

JACKSON  
 CRISS

VIEWING

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