



PROMINENT CORNER UNIT OPPOSITE FOOD STORE TO LET

(Subject to Vacant Possession)

TERMS

A new lease for a term to be agreed.

RATEABLE VALUE

£14,250 (2023 assessment)

RENT/PRICE

£27,500 per annum exclusive.

SERVICE CHARGE

The current on account service charge for 2023/24 is £2,086.63.

FLOOR AREAS SQ FT / SQ M

Ground Floor: 456 / 42.36

First Floor: 291 / 27.03

**SUBJECT TO CONTRACT
SUBJECT TO VACANT
POSSESSION**

EPC

Available upon request.

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. The 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.

UNIT 24 ST MARYS PLACE, MARKET HARBOROUGH

- St Marys Place is the leading retail destination in the affluent Leicestershire town of Market Harborough. The subject premises occupy a prominent corner position opposite the anchor Sainsburys store, at the entrance to the scheme from the town's principal 400 car park
- Retailers represented in the scheme include Specsavers, Boots, Clarks, Toni & Guy and Holland & Barrett.
- Nearby retailers to the subject premises include Specsavers, a newly opened COOK and the town's Covered Market



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OPPOSITE FOOD STORE 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.



JACKSON CRISS VIEWING

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