



**59 - 65A ST MARYS ROAD
MARKET HARBOROUGH LE16 7DT**

**TO LET AS A WHOLE
OR PART**

LOCATION

St. Marys Road is the main arterial route into the town centre from the east and the unit is well positioned between the station (London St Pancras 55 mins) and the attractive shopping centre.

A strengthening retail location the property neighbours Kwik Fit, Training Shed and newly refurbished Freemasons Arms.

DESCRIPTION

Comprising 2 buildings the large 2 storey unit has excellent visibility to St Marys Road, the ground floor benefitting from roller shutter access and generous ceiling height, the first floor can be accessed independently and both are regular and open plan

The single story section was formally a trade counter and has an aluminium shop front and gas fired heating, this building is capable of further division as required.

There is on-site parking and shared WC facilities will be provided.

ACCOMMODATION

59 St Marys Road	156 m ²	1679 sq ft
Trade Counter	42.6 m ²	459 sq ft
Stores	99.1 m ²	1066 sq ft
Office/store	14.3 m ²	154 sq ft

65a St Marys Road	173.6 m ²	1868 sq ft
Ground Floor	79.7 m ²	858 sq ft
Office/store	7.1 m ²	76 sq ft
First Floor	86.8 m ²	934 sq ft

Total Floor Area 329.6 m² 3,547 sq ft

RATING

Rateable Value:	£9,100.00
Rates Payable 2016/2017:	£4,368.00

Based on a small business UBR of 0.48.

N.B. This property qualifies for small business relief and interested parties should make enquiries with Market Harborough Council 01858 828282

**USER**

We understand that the premises have an existing Trade Counter Use and consent for A1 retail under the Town & Country Planning (Use Classes) Order 1987 but interested parties should confirm this with Market Harborough Council 01858 828282.

SERVICES

We are advised that mains drainage, electricity and gas are provided to the site.

LEASE

The premises are available on a new Lease on terms to be agreed subject to 3 yearly rent reviews.

RENTAL

Offers circa £35,000 pa are sought for the whole individual buildings or areas by negotiation.

LEGAL COSTS

The incoming Tenant will be required to discharge the Landlord's reasonable legal costs incurred in documenting the Lease.

EPC RATING - TBC**VIEWING**

By prior appointment with Jarroms:

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