

01536 483400

eddisons.com

Car Park / Development site - TO LET / MAY SELL

Eddisons

Incorporating Budworth Hardcastle



3C TRIMBUSH WAY, PEAKER PARK, MARKET HARBOROUGH, LE16 7QU

RENT: £40,000 per annum exclusive

Size: 0.483 acres (0.196 ha)

PRICE: Details on application

- Currently a 52 space car park.
- Full tarmacadam and marked out surface.
- Potential for a variety of uses subject to planning.
- Excellent location close to offices, retail and within approximately 0.6 mile of Market Harborough's mainline railway station.

LOCATION

Market Harborough offers excellent access to the motorway network via Junction 3 of the A14 being approximately 5 miles to the south via the A6 bypass. The A14 in turn gives excellent access to the M1/M6 interchange to the west and the M11/A1 to the east.

Twinbush Way shares its location with offices, care home, public house and petrol filling station with a mini Tesco store and Dominos Pizza and being next door to one of the principal office developments at The Point.

Market Harborough railway station is approximately 5 minutes' walk from the property with twice hourly direct services to London St Pancras International.

DESCRIPTION

The site currently has a fully tarmacadam surface car park with associated landscaping and is currently marked out for 52 car parking spaces.

The site can be used as it is currently set out for or does offer potential for development and alternative uses subject to planning.

Further details available from the Agents.

SERVICES

We understand that the site is able to be connected to all mains services subject to further negotiation.

ACCOMMODATION

The property comprises a total of approximately; 0.483 acres (0.196 ha).

Currently set out for 52 marked car parking spaces.

PLANNING

The property was given planning for the car park site for the creation of 52 car parking spaces under Application No: 12/00551/FUL.

The prospective occupier should make their own enquiries to the Harborough Borough Council Planning Department on 01858 828282.

LEASE TERMS/SALE

The property is principally available on a new full repairing and insuring lease with the term of years and rent review pattern open to negotiation with a headline rent sought of **£40,000 per annum exclusive** payable quarterly advance by standing order.

Consideration for development proposals for alternative uses for turn key design and build proposals on a new lease.

Alternatively, the sale of the freehold will be considered, further details available from the agents upon request.

VAT

All figures quoted are exclusive of VAT which that will be charged at the prevailing rate.

RATES

We understand that there is currently no assessment for the site. A similar site close by has been assessed for rateable value purposes at a figure of £80 per parking space.

The business rate multiplier for the financial year 1st April 2024-31st March 2025 for properties below £51,000 is 49.9p in the £.

TENURE

Either via a new lease or freehold sale.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being completed and forms of identification with confirmation of funding will be required together with the usual references.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

Not applicable.

VIEWING

Strictly via the sole agents Eddisons:

Contact: Gilbert Harvey
Mobile: 07730 416962
Email: Gilbert.Harvey@eddisons.com

Contact: Amanda Lawrence
Mobile: 07814 739051
Email: Amanda.Lawrence@eddisons.com

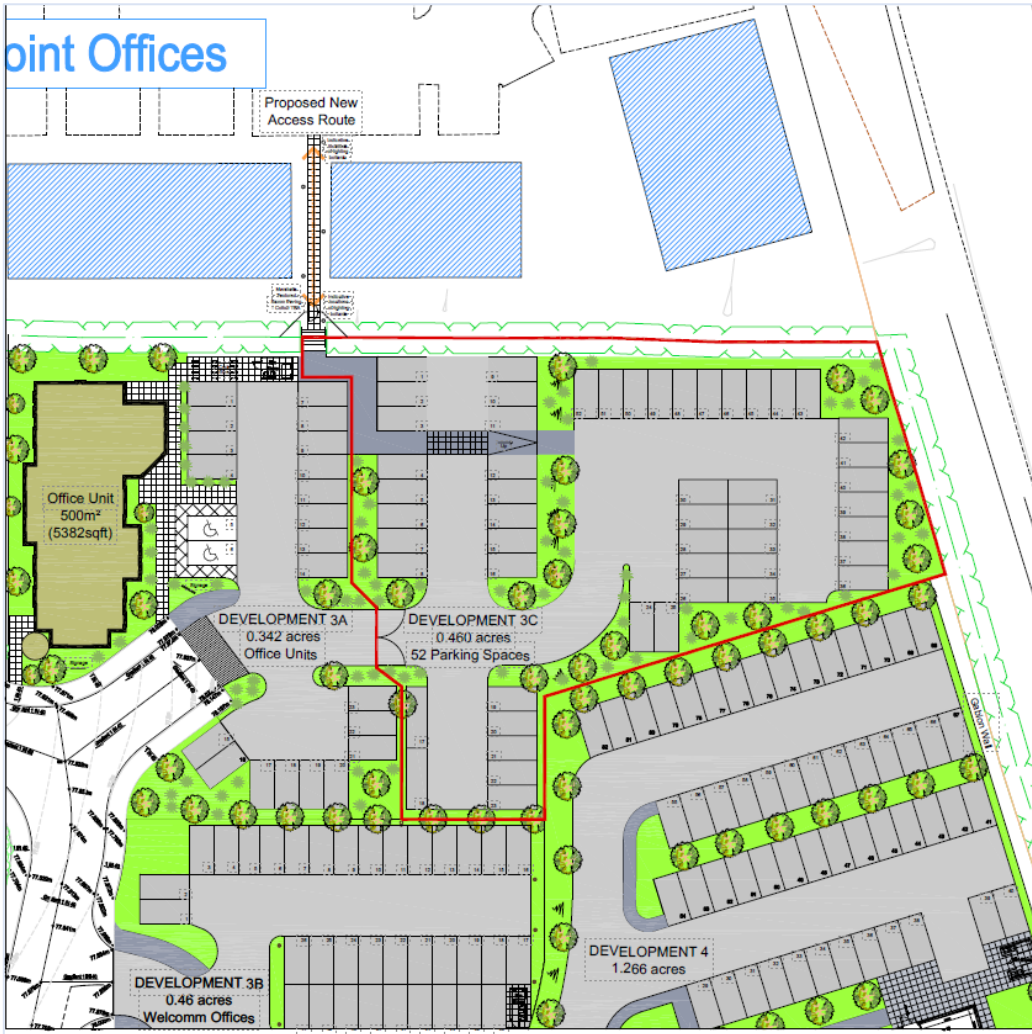
For more information, visit eddisons.com
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Important Information

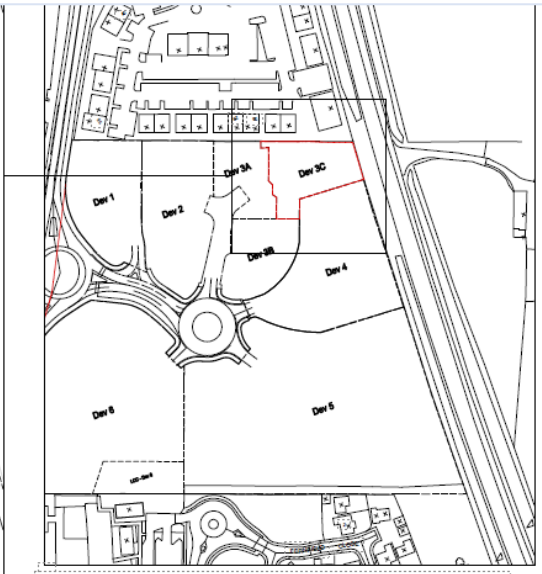
Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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PROPOSED SITE PLAN - JOULES - DEVELOPMENT 3C SITE SCALE 1:200



PEAKER PARK - WIDER SITE SCALE 1:1250



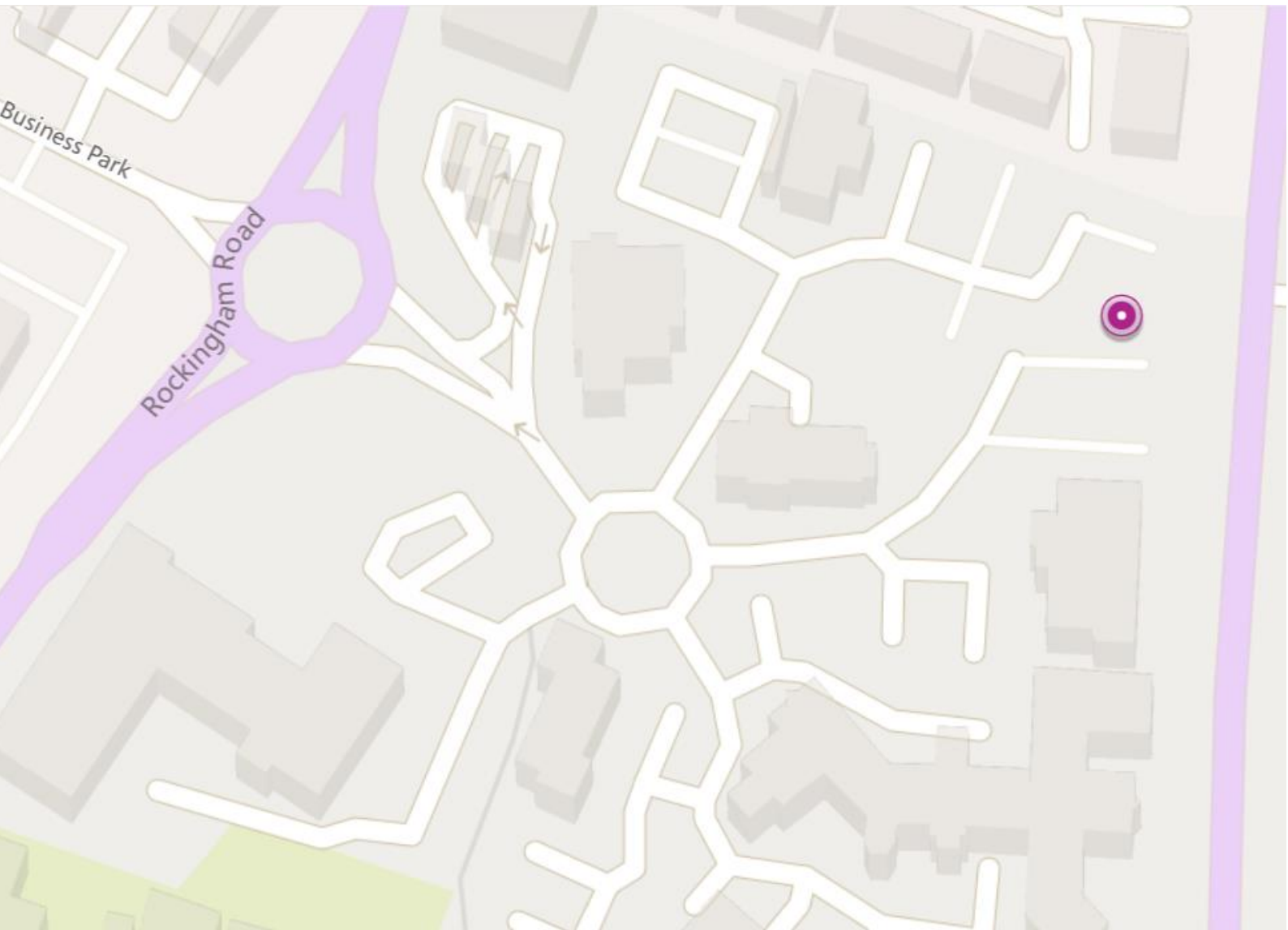
Client	Joules	Date	10/10/2011
Project	Development 3C Peaker Park Site	Scale	1:200
Author	Peter Van Herreweghe	Drawn	SCM
Checked	SCM	Client	C
Project Manager	JAE	Project	
Project Location	Development 3C Peaker Park Site, Rockingham Road, Market Harborough	Project No.	01573PV11.000
Additional Parking	For Joules	Project Name	Development 3C Peaker Park Site
Proposed Site Plan		Project Ref	01573PV11.000

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