

01536 483400

eddisons.com

TO LET

Eddisons

Incorporating Budworth Hardcastle



**40 COVENTRY ROAD, MARKET HARBOROUGH, LEICESTERSHIRE LE16 9BZ**

**Rent: £22,000 per annum**

**Size: 1,810 sq ft (168.15 sq m)**

- Currently used as Aesthetics and Beauty Clinic but would suit alternative uses subject to planning
- Well presented throughout
- Prominent location on main road close to town centre
- Parking to rear and front

## LOCATION

The premises occupy a prominent location fronting Coventry Road close to its junction with Fairfield Road adjacent to Our Lady of Victories Catholic Church and opposite Market Harborough Medical Centre.

Market Harborough is an affluent market town located on the Leicestershire/Northamptonshire borders with a growing population of approximately 25,000.

The town has excellent access to the motorway network with J3 of the A14 being approximately 5 miles to the South. The A14 in turn gives direct access to the M1/M6 interchange to the east and M11 to the west. The town also has a mainline train station with twice hourly direct services to London St Pancras International with a journey time of approx 1 hour.

## DESCRIPTION

The property comprises a former Social Club more recently used as an aesthetics clinic being constructed of brick under a pitched tiled roof with a single storey flat roof extension to the rear. There are single glazed windows throughout some with secondary glazing. The accommodation is arranged over two floors and considered suitable for a variety of uses subject to planning.

The ground floor entrance lobby leads into a large reception area with three treatment rooms off to the sides all of which have been fitted with sinks. There is a kitchen to the rear of the reception area with a large storage room off to the side. The property is fitted with gas central heating, lighting and the floor has been fully tiled. Open plan stairs lead to the first floor which provides two large rooms together with store room.

Male and Female WC's are provided on the first floor with additional WC's located outside via a covered walkway and the ability to create a further WC in the ground floor.

Parking is provided for at the rear and front of the building.

## SERVICES

The agents understand that mains gas, mains drainage and electric are all connected to the property.

Eddisons incorporating Budworth Hardcastle have not tested any of the incoming services and interested parties should therefore make their own enquiries in this regard.

## ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

Ground Floor		
Reception	25 sq ft	2.36 sqm
Main Area	878 sq ft	81.59 sqm
Kitchen	106 sq ft	9.8 sqm
Cellar	162 sq ft	15.07 sqm
First Floor		
Room 1	382 sq ft	35.46 sqm
Room 2	211 sq ft	19.56 sqm
Store	46 sq ft	4.24 sqm
Total	1810 sq ft	168.08 sqm

## PLANNING

The premises have most recently been used as an aesthetics clinic but are considered suitable for other uses subject to planning.

Interested parties should make their own enquiries as to their intended use directly with Harborough District Council planning department on 01858 828282

## RENT

£22,000 per annum exclusive.

## VAT

The agents have been advised that the property is not registered for VAT and therefore VAT will not be applicable to the rent.

## LEASE TERMS

The property is available by way of an assignment of the existing lease dated June 2023 for 10 years at a rent of £22,000 per annum plus VAT. There is a 5 year break and rent review in June 2028.

## RATES

We understand from the Valuation Office Agency website that the property has a rateable value of £16,500.

The standard business rate for the financial year 1st April 2024-31st March 2025 is 49.9p in the £ which would give rate payable figure of £8,233.50.

Prospective occupiers should make their own enquiries to Harborough District Council Business Rates Department on 01858 828282.

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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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## TENURE

Leasehold.

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## ANTI-MONEY LAUNDERING

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

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## LEGAL COSTS

Each party to bear their own.

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## EPC

The property has an EPC of D-78.

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## VIEWING

Strictly via the sole agents Eddisons incorporating Budworth Hardcastle:

Contact: Amanda Lawrence

Email: [Amanda.Lawrence@eddisons.com](mailto:Amanda.Lawrence@eddisons.com)

Tel: 01536 483400

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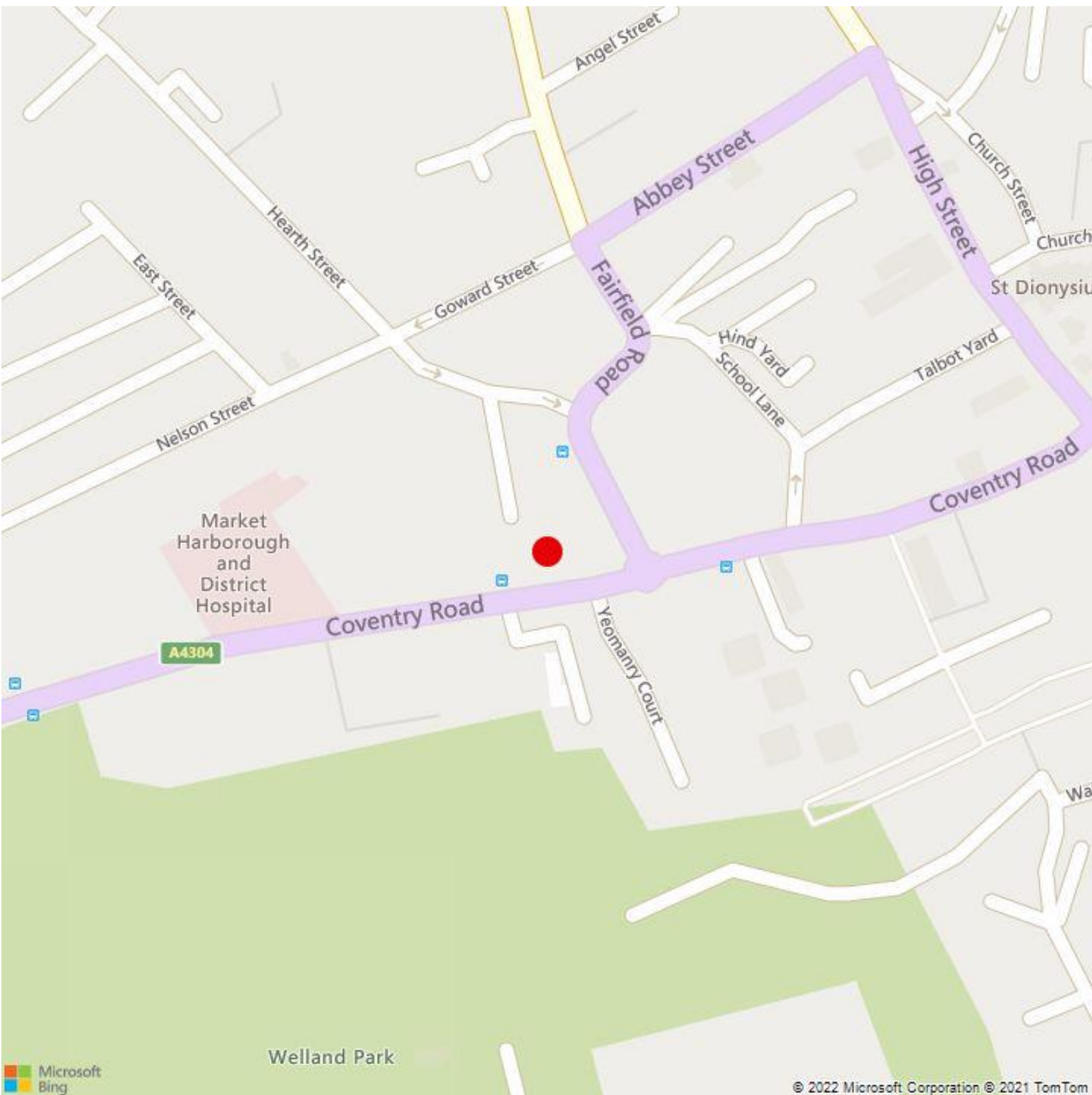
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