

TO LET £65,000 Plus VAT Per Annum

9 High Street, Market Harborough, LE16 7NJ



- Leisure Premises
- Busy Town Centre Location
- Prominent Frontage
- Suitable For Variety Of Uses (STP)
- Affluent Town
- NIA 240.43 sq m (2,588 sq ft)
- Air Conditioning
- EPC: B

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property occupies a prominent position in the town centre of Market Harborough which is a well serviced and visited town in Leicestershire with a population of approximately 25,000. The wider area comprises a typical town centre with a variety of shops, commercial units, café's and restaurants and professional services. Nearby occupiers include The White Company, Crew Clothing, Lakeland, Fat Face, W H Smiths and Santander. Market Harborough benefits from great connectivity with easy access to the M1, A14, A6 and A508, as well as the East Midlands Mainline running through, linking it to London and the North. Market Harborough is situated circa 16 miles south east of Leicester, 11 miles west of Corby, 18 miles south of Northampton and 13 miles east of Lutterworth.

DESCRIPTION

This listed property is an attractive two story building under a pitched slate roof with a prominent frontage onto the busy High Street and a return frontage onto Talbot Yard. The ground floor comprises extensive seating and bar areas, a kitchen and accessible W.C. The first floor provides further seating accommodation, along with a storeroom / office and male and female W.C's. There is a large basement providing further storage and externally there is small outside seating area. The property benefits from air conditioning, a walk-in freezer, three phase electricity, seating and kitchen equipment installed.

ACCOMMODATION

We have calculated the net internal floor area to be as follows;

Ground Floor- 165.77 sq m (1,784 sq ft)

First Floor- 74.66 sq m (804 sq ft)

TOTAL NIA- 240.43 sq m (2,588 sq ft)

SERVICES

We understand that mains electricity, water, gas and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £68,500

Interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £65,000 plus VAT per annum.

EPC

Energy rating: B

VAT

We understand that VAT will be charged.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWINGS

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308

AGENTS NOTE

Under the Estate Agents Act of 1979, we hereby give notice that an employee of Commercial List is a relative of the owner of this property.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.