



RETAIL PROPERTY CONSULTANTS



UNIT R2, EDINBURGH HOUSE, ABBEY STREET, MARKET HARBOURGH, LE169AA

LOCATION

Market Harborough is a thriving market town in the East Midlands, 16 miles south east of Leicester. It has an affluent catchment and quality retail offer, comprising both national and independent retailers including Joules, White Stuff, White Company, Mint Velvet, Hotel Choc, Jigsaw, Jo Malone, Space NK, Fat Face, Mountain Warehouse, Phase Eight, Starbucks, Caffè Nero, Waterstones, Zizzi, Pizza Express and Loungers.

The property is located on Abbey Street which is a one-way road system adjoining the prime High Street of Market Harborough.

DESCRIPTION

The unit is set back within the mixed use development comprising a large 60 room Travelodge, Mercardo Lounge (Loungers), Phase Eight, SPACE NK and Su&Shi restaurant.

ACCOMODATION

GF: 128.89 sq m (1,387 sq ft)
Total: 128.89 sq m (1,387 sq ft)
Areas quoted on a GIA basis

TENURE

Leasehold. The unit is available for a new lease on lease terms to be agreed.

RENT

£22,500 per annum exclusive.

SERVICES

Mains water and electricity are connected.

BUSINESS RATES

Rateable Value: £20,250

Interested parties are advised to make their own enquiries with the local authority

EPC

The property has a current EPC rating of 31B expiring 30 June 2034

FURTHER INFORMATION

Please contact;

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ID VERIFICATION

All prospective parties will provide relevant identification to fulfil Anti-Money Laundering statutory requirements as part of any transaction.

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