

01536 483400

eddisons.com

RETAIL - A1 RETAIL - TO LET

Eddisons

Incorporating Budworth Hardcastle



**Q1 AND Q2 WELLAND BUSINESS PARK, VALLEY WAY, MARKET HARBOROUGH,
LEICESTERSHIRE, LE16 7PS**

Rent: £80,000 - £160,000 per annum

Size: 5,050 - 10,100 sq ft

- Prominent roadside frontage with 30 plus car parking spaces and EV provision
- Now complete and ready for immediate occupation
- Close to other retail and trade counter occupiers including Halfords, Carpetright, Welland Valley Feeds, Home Outlet Direct, Toolstation, B&M Stores and Howdens
- New 14,000 sqft Aldi Store to be built further along Rockingham Road

(469.14 - 938.29 sq m)

LOCATION

Market Harborough is an attractive affluent market town located 18 miles north of Northampton and 16 miles south east of Leicester.

The town has a growing population of approx 24,000 with the wider Harborough District having a population of approx 91,000.

Welland Business Park is located on Valley Way which lies just off Rockingham Road being one of the main arterial roads into town.

Other retailers closeby include Welland Valley Feeds, Halfords, Carpetright and Home Outlet Direct, Toolstation, Howdens and B&M Stores. In addition a new 14,000 sq ft Aldi Store has just been approved and will be built further along Rockingham Road in 2024.

DESCRIPTION

New build A1 (non food) bulky goods retail units to include Class E, B2, B8 including trade counter provision.

Prominent main road frontage close to other retail and trade counter operators including B&M retail, Halfords, Carpetright, Welland Valley Feeds, Home Outlet Direct, Toolstation.

Planning granted for a new 14,000 sq ft Aldi Store close by.

Each unit has a footprint of 5,050 sq ft and an eaves height of 6M allowing for first floors to be fitted by a tenant if required.

The units comprise a steel portal frame with insulated composite cladding with aluminium powder coated curtain walls including a high degree of full height glazing to three sides.

Each unit is fitted with a roller shutter loading door to the side together with male, female and disabled WC's.

The buildings sit on a fully landscaped site with prominent main road frontage and will have 30 shared car parking spaces together with EV provision.

NOW COMPLETE AND READY FOR IMMEDIATE OCCUPATION.

SERVICES

Mains drainage, water and electric will be connected. Gas is not provided.

ACCOMMODATION

The accommodation more particularly comprises:

Q1	Ground Floor	5,050 sq ft	(469 sqm)
Q2	Ground Floor	5,050 sq ft	(469 sqm)

Opportunity to take as a whole or as two separate units.

PLANNING

The units have planning for A1 (non-food) bulky goods use under planning reference 19/01746/FUL to also include Class E, B2, B8 including trade counter.

The planning allows for trading hours of 8am-8pm Monday - Saturday and 8am-6pm Sunday.

RENT

£80,000 per annum per unit plus VAT.

VAT

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

LEASE TERMS

The units are available on new FRI leases for a term to be agreed. The quoting rent is £80,000 per unit plus VAT.

RATES

The properties will be assessed for Business Rates on completion.

TENURE

Leasehold.

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.

LEGAL COSTS

Each party to bear their own however the ingoing tenant will be required to pay the landlords reasonable abortive legal costs should they withdraw from the transaction once papers have been issued.

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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EPC

EPC's will be provided on completion of the build.

VIEWING

Strictly via the agents Eddisons:

Contact: Amanda Lawrence

Email: Amanda.Lawrence@eddisons.com

Tel: 01536 483400



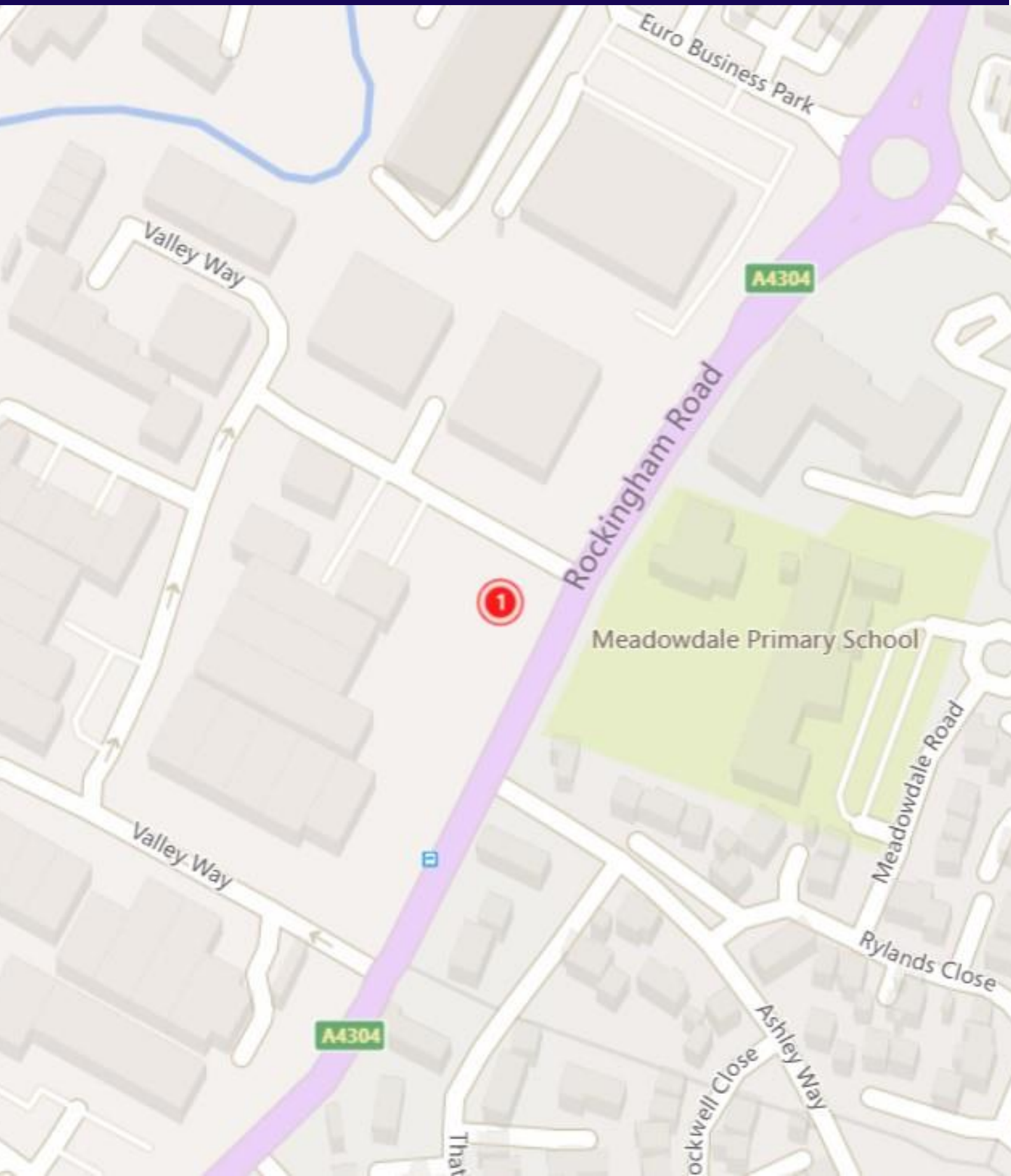
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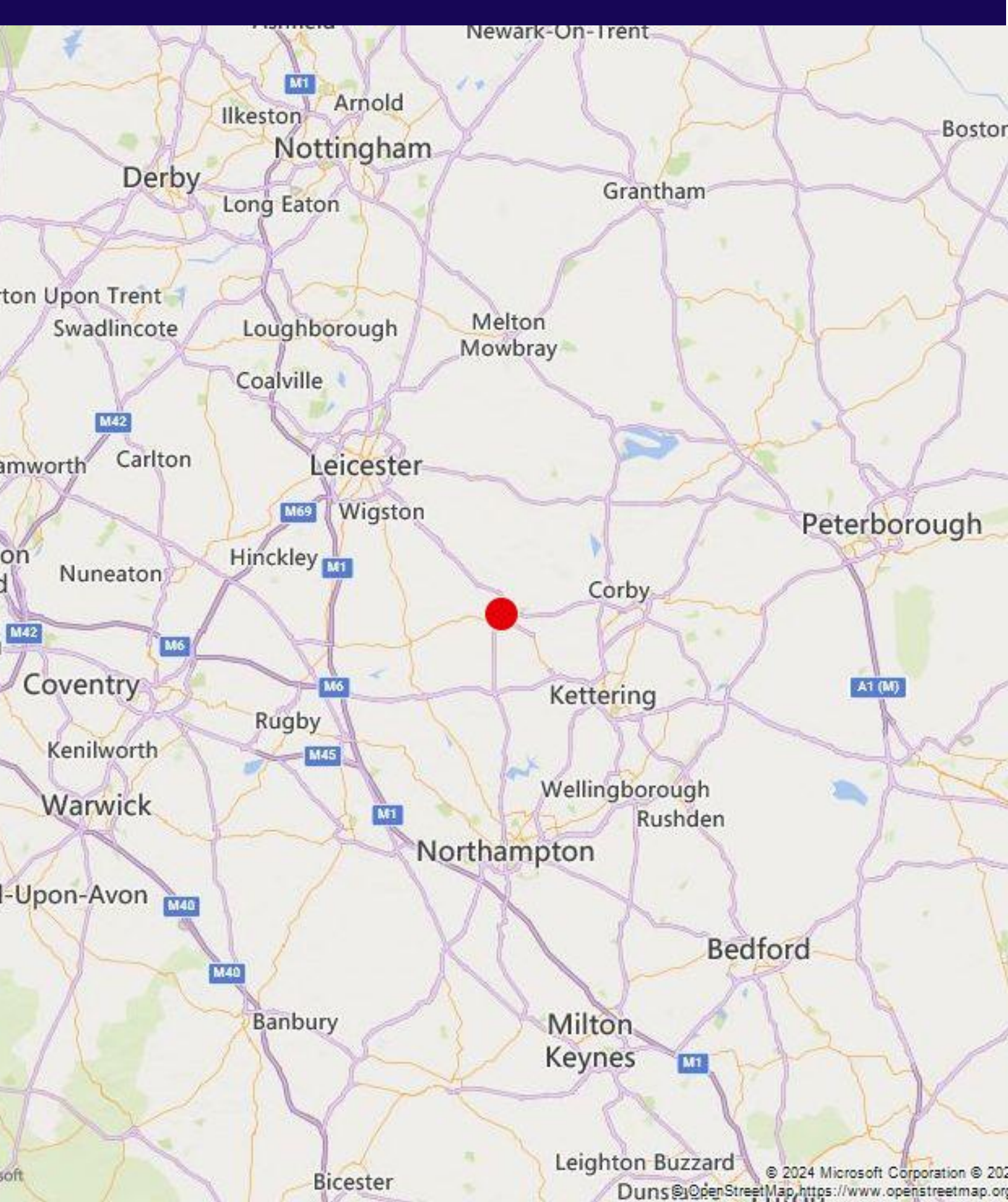
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