

To Let

Town Centre Opportunity

27 Adam and Eve Street
Market Harborough LE16 7LT



- Undergoing refurbishment
- Town Centre location
- Prominent frontage

To Let £25,500 per annum exclusive

Location

Adam and Eve Street is situated within the central area of Market Harborough, lying in close proximity to the town's prime retail core centred on the High Street and Church Square. Market Harborough is an affluent and well-regarded market town, located approximately 16 miles south-east of Leicester and 18 miles north of Northampton.

The street benefits from sustained levels of daily footfall generated by the wider town-centre retail and leisure offer and supports a balanced mix of independent operators and established national retailers. Nearby occupiers include Lakeland, The White Company, Joules, FatFace and Savers. Parking provision is convenient, with short-stay municipal free parking available locally and additional pay-and-display public car parks serving the wider town centre.

Accommodation

The property comprises ground floor open plan retail area, with ancillary storage and welfare facilities towards the rear.

The property benefits from prominent glazed frontage offering visibility from both Adam and Eve Street and Church Square.

Areas

	Sq Ft	Sq M
Ground Floor	768	71.35
TOTAL	768	71.35

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £25,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £15,250
Rates Payable: £0

Service Charge

TBC

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Available upon request.

Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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View Location



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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