

RETAIL UNIT TO LET

**UNIT 21
ST MARYS PLACE SHOPPING CENTRE
MARKET HARBOROUGH
LE16 7DR**



LOCATION

St Mary's Place is the leading retail destination in the affluent Leicestershire town of Market Harborough.

The premises are located in a prime trading position in close proximity to a number of national multiple retailers including **PIZZA EXPRESS, COSTA, RYMANS, CLARKS, BOOTS, EE, THE WORKS** and **WILKOS** with **SAINSBURY'S** anchoring and offering 400 plus car parking spaces.

ACCOMMODATION

The premises are arranged over ground and first floors providing the following approximate area:-

Ground Floor Sales	3,596 sq ft	334.07m²
First Floor	3,972 sq ft	369.00m²

TENURE

The premises are available by way of a new lease upon terms to be agreed.

RENTAL

£115,000 pax

EPC

The Energy Performance Asset Rating of the premises currently falls within Category D.

A copy of the Energy Performance Certification can be made available upon request.

SERVICE CHARGE

The current on account service charge for the 2023/2024 is £22,221. There is also an insurance charge, further details upon request.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

**Rateable Value
(2026 Assessment) £70,000**

We suggest that all interested parties should verify the above information with the Local Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the Joint Retained Agents:-

Adam Lazenbury
Tel: 0121 410 5542
Email: adam.lazenbury@wrightsilverwood.co.uk

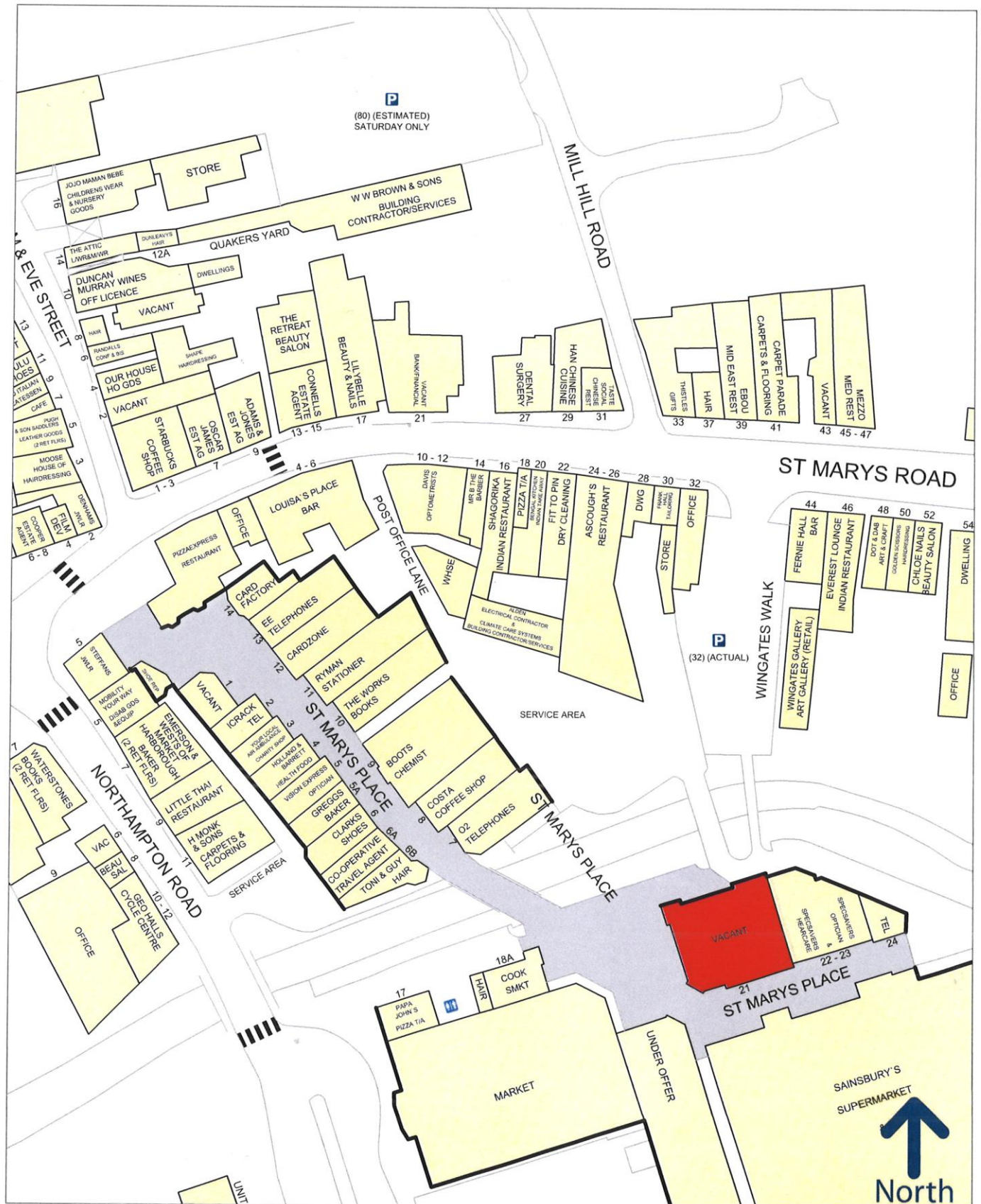
Or

Dan Turner
Tel: 020 7637 7100
Email: dant@jacksoncriss.co.uk

**All transactions are stated exclusive of VAT
Subject to Contract**

Date: March 2026

0121 454 4004



Scan Web Link



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