



## RETAIL UNIT TO LET

### UNIT 1 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 location at the entrance to the scheme.

National multiple retailers within St Mary's Place include **PIZZA EXPRESS, COSTA, RYMANS, CLARKS, BOOTS, EE, THE WORKS** and **PANDORA** 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 areas:-

<b>Ground Floor Sales</b>	<b>625 sq ft</b>	<b>58.06m<sup>2</sup></b>
<b>First Floor</b>	<b>516 sq ft</b>	<b>47.93m<sup>2</sup></b>

#### TENURE

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

#### RENTAL

£36,500 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 £3,622. There is also an insurance charge of £200.

#### RATEABLE VALUE

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

<b>Rateable Value (2023 Assessment)</b>	<b>£31,500</b>
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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](mailto:adam.lazenbury@wrightsilverwood.co.uk)

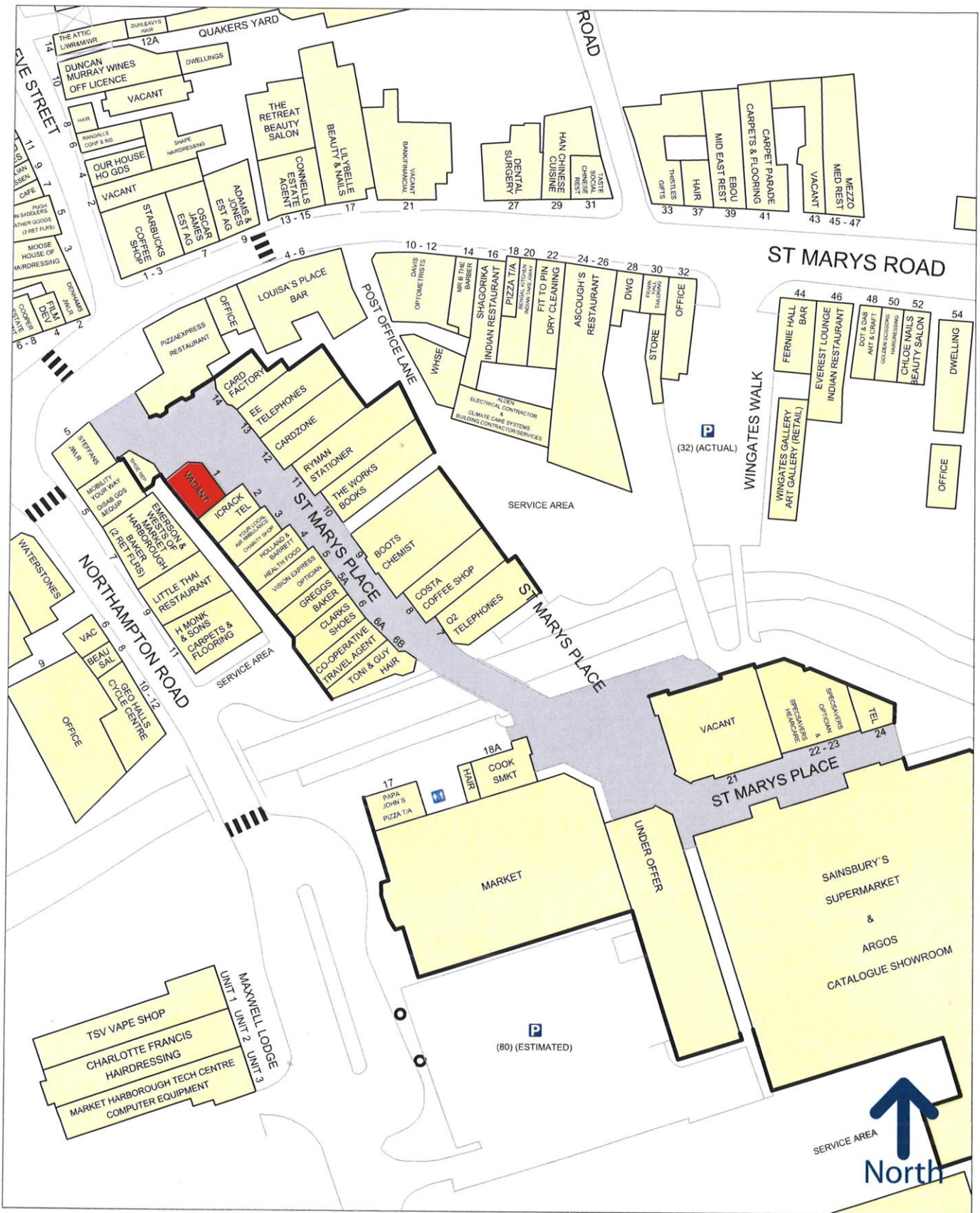
Or

**Dan Turner**  
Tel: 020 7637 7100  
Email: [dant@jacksoncriss.co.uk](mailto:dant@jacksoncriss.co.uk)

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

**Date: July 2024**

0121 454 4004



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