



23A High Street, Market Harborough, Leicestershire LE16 7NJ

#FileNo/2025/ 42049

Eddisons

23A HIGH STREET

Market Harborough, Leics, LE16 7NJ



Agreement

To Let



Detail

Retail Premises



Rent/Price

£10,000 pax



Size

55.28 sq m (595 sq ft)



Location

Market Harborough, LE16 NJ



Property ID

#FILENO/2025/42049

For Viewing & All Other Enquiries Please Contact:



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Property

The premises comprises a first and second floor retail premises forming part of a larger Grade II Listed three storey building of traditional brick construction beneath a pitched slate roof. The front elevation comprises an individual access entrance door at ground level whilst the upper floors incorporate a painted brick façade with single glazed sash windows.

Internally, the premises is laid out to provide an open plan hairdressers facility at first floor level together with welfare facilities and a treatment room on the second floor.

Accommodation

From measurements taken on site, we can provide the following net internal area:

Area	m ²	ft ²
First Floor	30.89	332
Second Floor	24.39	263
Total NIA		595

Services

We understand that all mains services are connected to the property, save for gas.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Energy Performance Certificate

Rating: D / 77

Town & Country Planning

Enquiries made regarding the current use class of the premises to the Local Planning Authority website remain inconclusive, however, the premises has been utilised as a hairdressers for at least 15 years, and therefore we would presume that it has the permitted use under Class E of the Town and Country Planning (Use Classes) (amendments) (England) Regulations 2020.

The property may be suitable for alternative uses subject to obtaining the relevant planning consent.

Rates

Charging Authority: Harborough District Council
Description: Hairdressing Salon and Premises
Rateable Value: £5,700

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The premises are available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

£10,000 per annum

VAT

We have been advised that VAT is not applicable

Unrepresented Parties

Unrepresented parties are advised to seek professional advice from an RICS Member or other property professional and read the RICS Code for Leasing Business Premises 2020 together with its supplemental guide.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The subject premises is positioned on the south west side of High Street in the town centre, close to its junction with Abbey Street and Church Street. The High Street is one of the principal retail locations in Market Harborough and comprises a number of national covenants which include The White Company, Lakelands, Space NK and Savers to name a few. There are also a number of established independent occupiers on High Street as well as the wider town centre, providing a variety of local amenities, food and beverage offerings and professional services. The premises also benefits from excellent communication links with regular bus routes in and out of the town centre, whilst the main A6 trunk road provides easy access to other major town and cities to the north and south.





