

TO LET

TOWN CENTRE RETAIL UNIT WITH PARKING AND REAR LOADING ACCESS

Unit 10, The Commons,
MARKET HARBOROUGH
LE16 7QL

10,708 sq ft

SUBJECT TO VACANT
POSSESSION

Rand
CHARTERED SURVEYORS



LOCATION

The property is situated in the affluent town of Market Harborough, Leicestershire and enjoys a prominent position fronting the town's main car park, 'The Commons'. This car park offers convenient pedestrian access to the high street, with nearby occupiers including Tesco, Co-Op, New Look, Superdrug, and Mountain Warehouse.

Market Harborough features a well-rounded retail offering, with a strong mix of lifestyle, convenience, and food & beverage operators. Notable occupiers include Lakeland, Pizza Express, Waitrose, Pret A Manger, Hotel Chocolat, Jo Malone, Jigsaw, Joules, The White Company, Mint Velvet, SPACE NK, and Phase Eight.

DESCRIPTION

The modern detached property comprises ground floor retail sales with first floor ancillary, accessed via a loading lift. The property has a rear service yard.

Ground Floor	6,092 sq ft	565.92 sq m
First Floor	4,616 sq ft	428.83 sq m
Total (GIA)	10,708 sq ft	994.75 sq m

SERVICES

Mains water and electricity supply are connected..

TENURE

The property is available leasehold and subject to vacant possession.

RENT

£65,000 per annum exclusive.

BUSINESS RATES

Current Rateable Value (2025) is £70,500. Estimated payable is £39,250.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating B

FURTHER INFORMATION

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ID VERIFICATION

All prospective parties will provide relevant identification to fulfil Anti-Money Laundering statutory requirements as part of any transaction.

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