

TO LET

8,662 sq.ft

(804.7 sq.m)

GF: 3,973 sq.ft (369.1 sq.m)

FF: 4,689 sq.ft (435.6 sq.m)

SUBJECT TO VACANT POSSESSION

SPLIT UNIT OPTION

M

UNIT 21

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St Mary's Rd
Market Harborough
LE16 7DR

Local Occupiers Include

COSTA



Specsavers

Clarks

Holland & Barrett



**70,000+**

Catchment within 15 min drive time

**25,000**

Town Population

**LE16 7DR**

DESCRIPTION

A prominent town centre retail opportunity arranged over ground and first floor levels. Occupying a highly visible position close to the main entrance of St Mary's Place, the unit benefits from strong pedestrian flow and sits amongst a strong mix of national retailers including Boots, Specsavers, Costa Coffee, Greggs and The Works. The scheme is adjacent to Sainsbury's and Springfield Retail Park, providing a key retail destination for the town and wider catchment.

ENERGY PERFORMANCE

Further information available upon request.

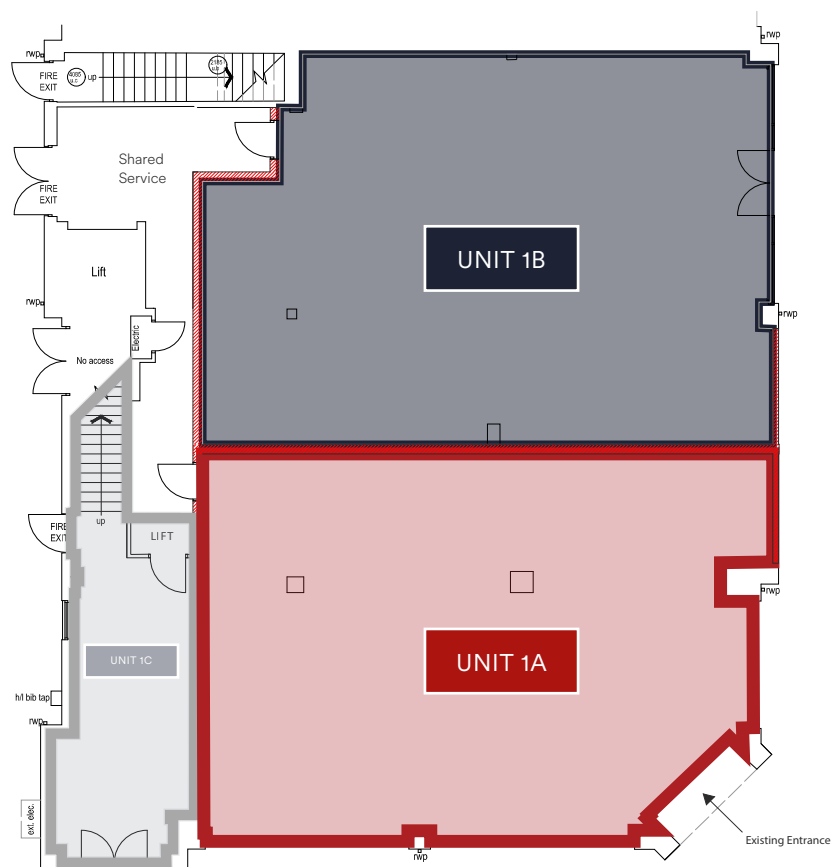
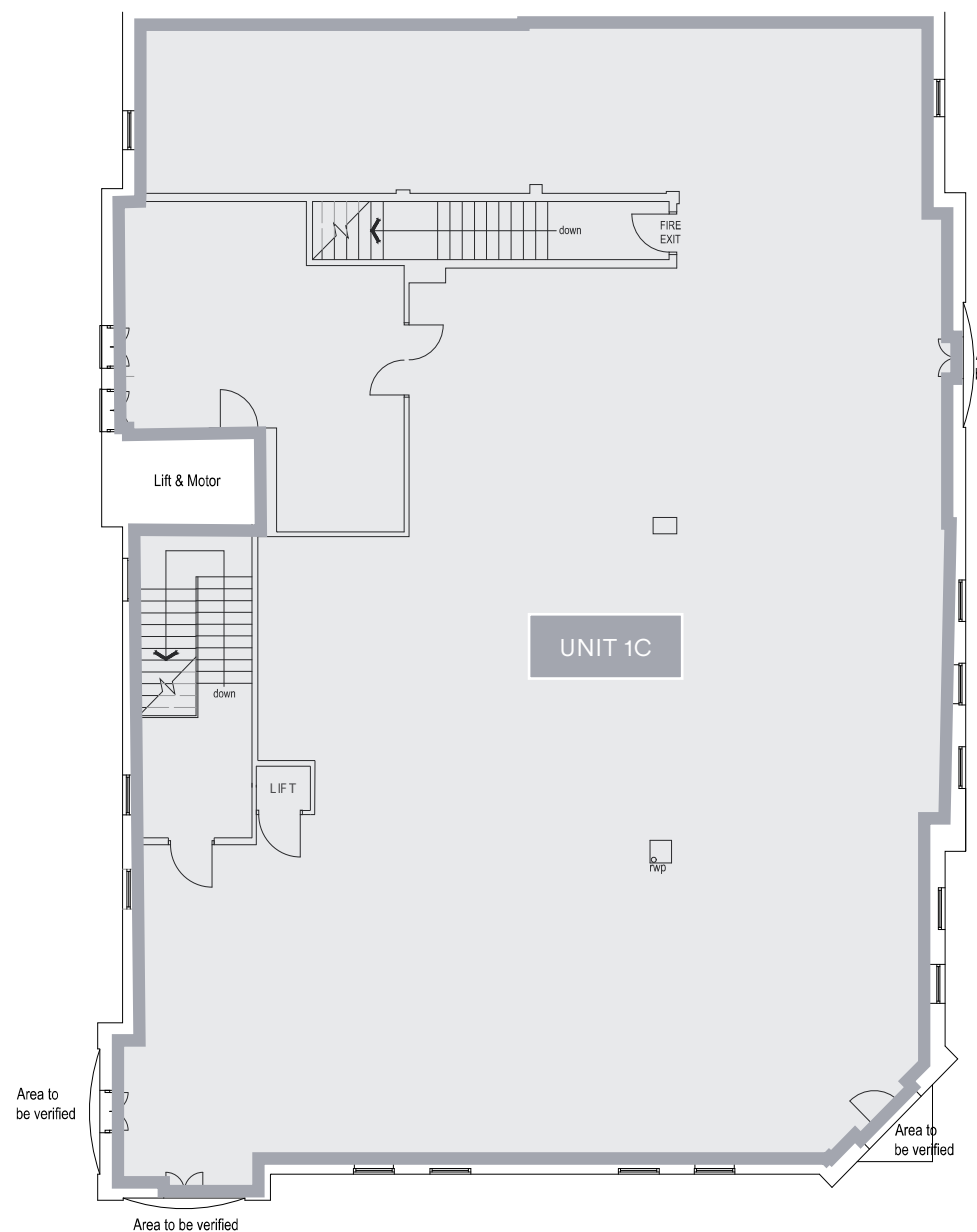
PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

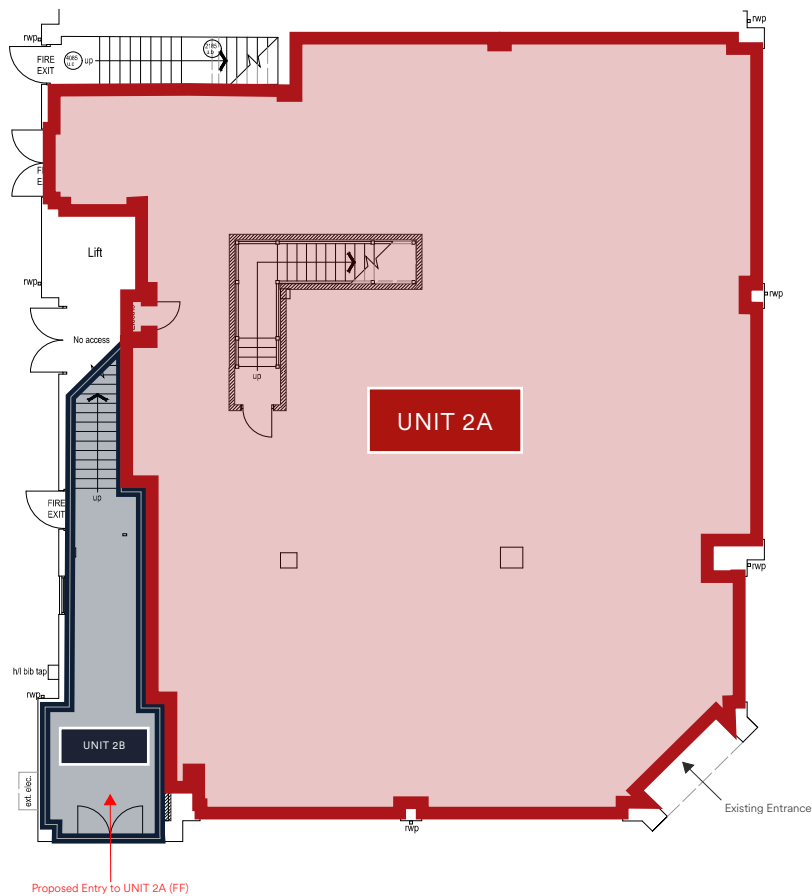
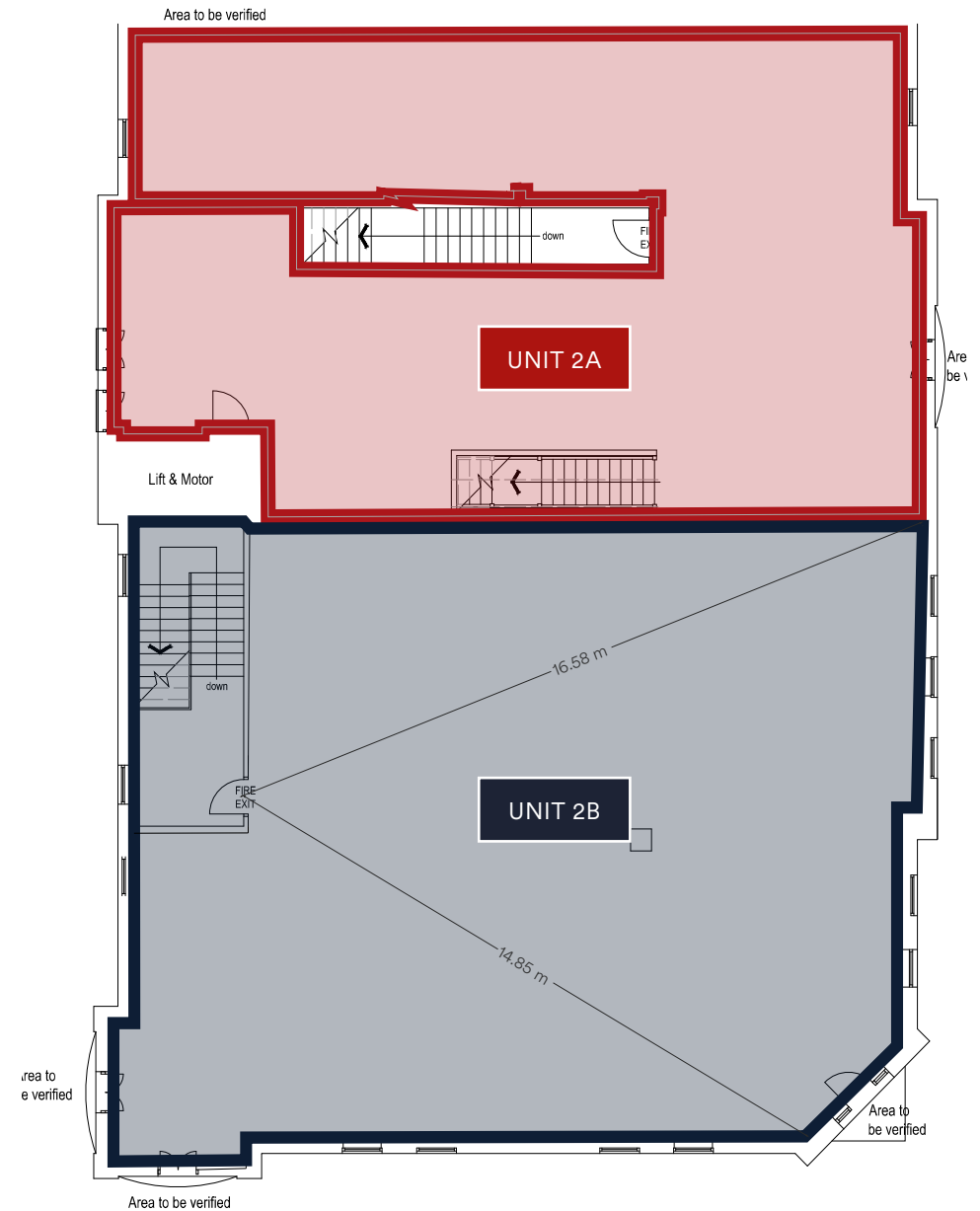
LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

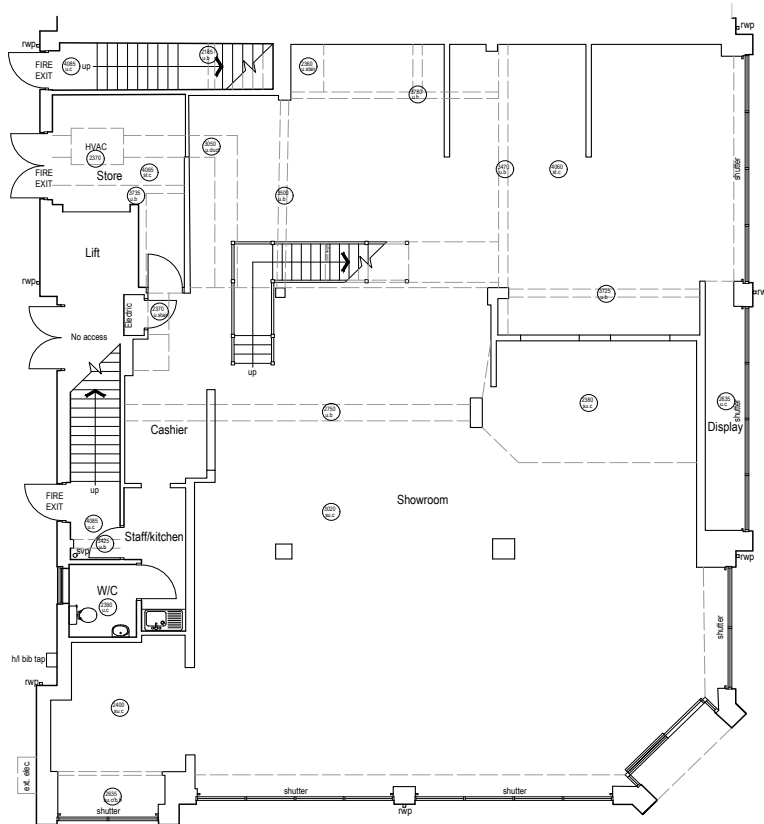
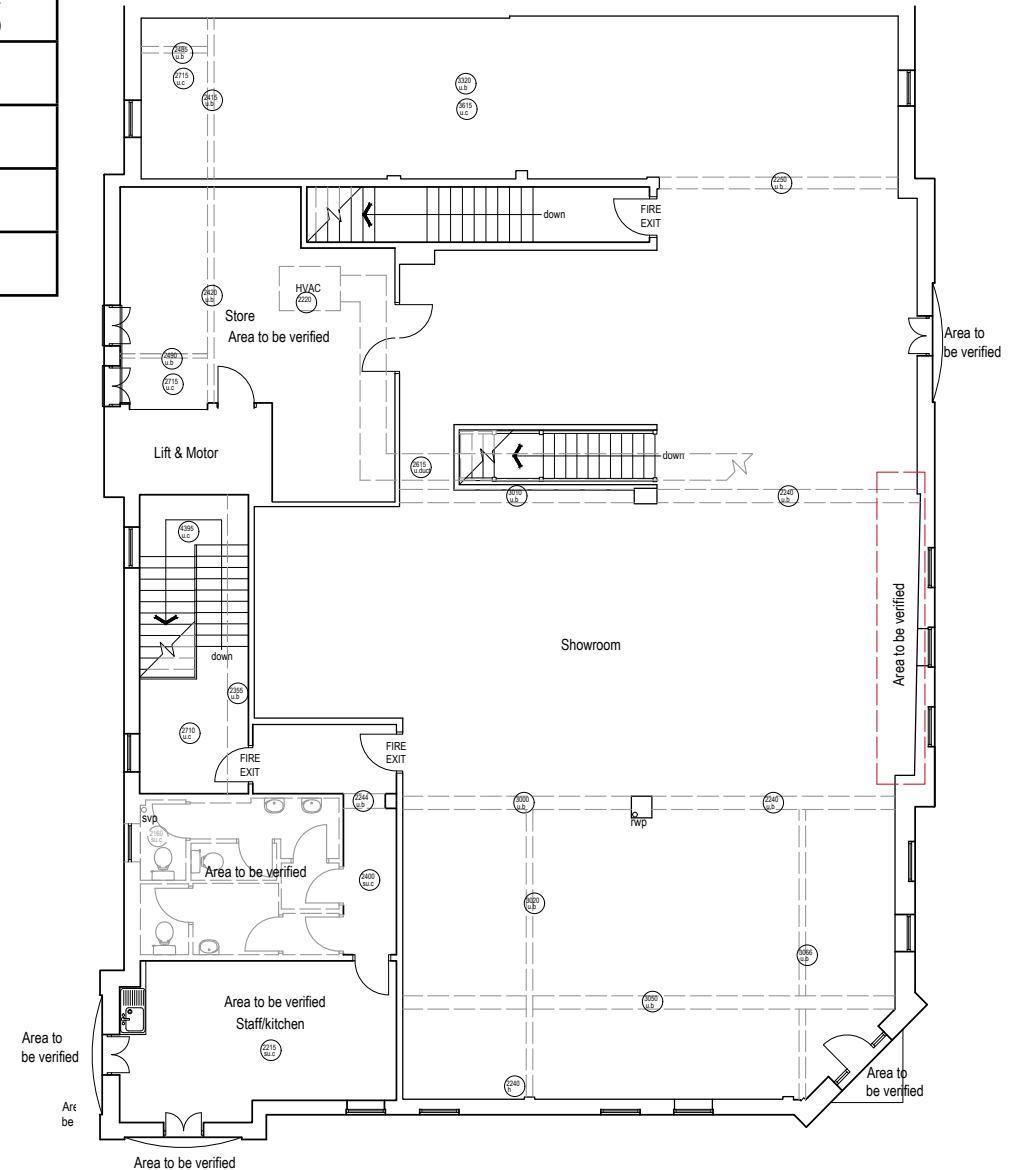
OPTION 1	UNIT 1A	UNIT 1B	UNIT 1C
AREA (SQ. FT)	1,511	1,543	4,988
RENT PER ANNUM + VAT	£70,000	£70,000	£35,000
SERVICE CHARGE PER ANNUM + VAT	£4,468	£5,265	£15,413
INSURANCE PER ANNUM + VAT	£390	£400	£1,300



OPTION 2	UNIT 2A	UNIT 2B
AREA (SQ.FT)	3,492 (GF)	274(GF)
	1,843(FF)	2,566(FF)
TOTAL AREA (SQ.FT)	5,335	3,767
RENT PER ANNUM + VAT	£130,000	£35,000
SERVICE CHARGE PER ANNUM + VAT	£16,485	£8,782
INSURANCE PER ANNUM + VAT	£11,440	£740



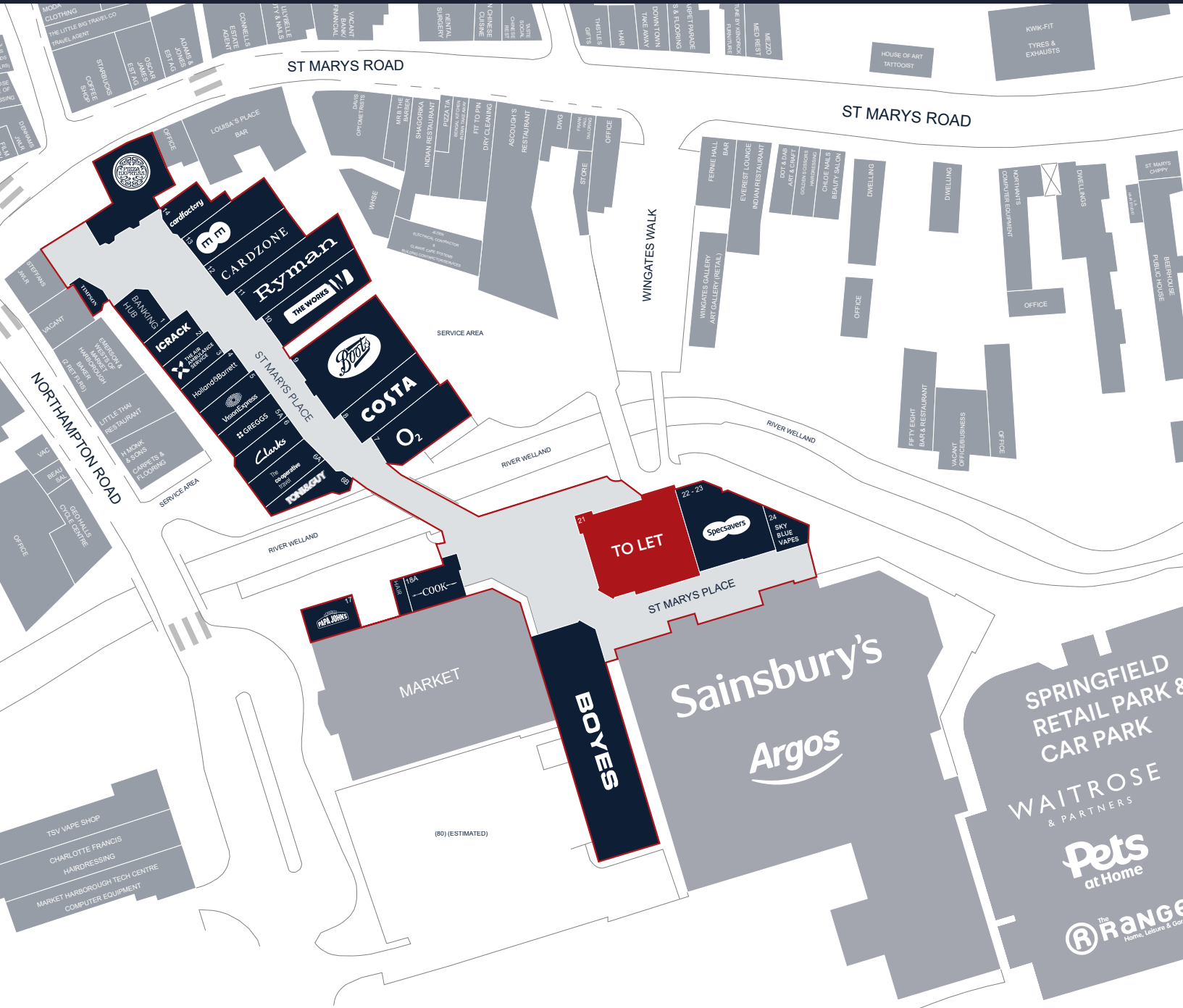
OPTION 3	WHOLE UNIT		
AREA (SQ.FT)	3,973 (GROUND FLOOR)	4,689 (FIRST FLOOR)	8,662 (TOTAL)
RENT PER ANNUM + VAT	£135,000		
SERVICE CHARGE PER ANNUM + VAT	£23,532		
INSURANCE PER ANNUM + VAT	£2,250		
RATEABLE VAULE PER ANNUM + VAT	£70,000		





ST MARYS PLACE

SITE PLAN



27

Total Retail Units On-Site



60,000+ sq.ft

Total Retail Space



What Three Words
boating.exposes.vans



ST MARYS PLACE

ABOUT



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View on Google Maps

LOCATION

St Mary's Place is the town's principal managed shopping destination, providing modern open-air retail accommodation. Market Harborough is an affluent and attractive market town located on the Leicestershire/ Northamptonshire border.

The town benefits from excellent connectivity via the A6, A14 and M1, with direct rail services to Leicester (13 minutes), Nottingham (47 minutes) and London St Pancras (57 minutes).

St Mary's Place occupies a prominent town centre position at the southern end of the High Street, adjacent to Springfield Retail Park and Sainsbury's.



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