



WELLS MCFARLANE
Chartered Surveyors and Property Consultants

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Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



TO LET
£43,000 Per annum

RETAIL UNIT MHB4,
MARKET HARBOROUGH | LE16 9FN

LOCATION

Located west of the popular market town of Market Harborough, just off the A6. The property will occupy a central location on this brand new development of residential properties. The property forms part of a wider commercial development providing a convenience store, café and community facilities

DESCRIPTION

Retail premises located in a popular location on a new build housing development. Currently under construction, the property will be ready for occupation in 2025 and provides the opportunity to lease a self contained retail unit on a high end new residential development constructed by Davidsons Homes. The unit is suitable for a variety of uses such as a boutique clothes shop through to fitness studio or beauty salon. The adjoining convenience store has been let to a premium supermarket brand with a national coffee shop occupying the other retail unit on this exclusive development of just 3 shops. The commercial development provides facilities for approximately 500 immediately adjoining residential properties under construction by Davidsons Homes. Manor Farm is part of the largest development currently under construction in Market Harborough District.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) basis as defined within the RICS Code of Measuring Practice 6th Edition.

Retail Unit MHB4 - 1,667 sq. ft.

SERVICE CHARGE INFORMATION

A service charge will be levied on a pro rata basis for all commercial properties and community facilities. The costs of the service charge are yet to be calculated.

EPC

An EPC will be provided upon build completion.

TERMS

The Property will be let by way of a new lease on terms to be agreed between the parties.

VAT

The Property will be opted to tax and therefore VAT is applicable to the Rent.

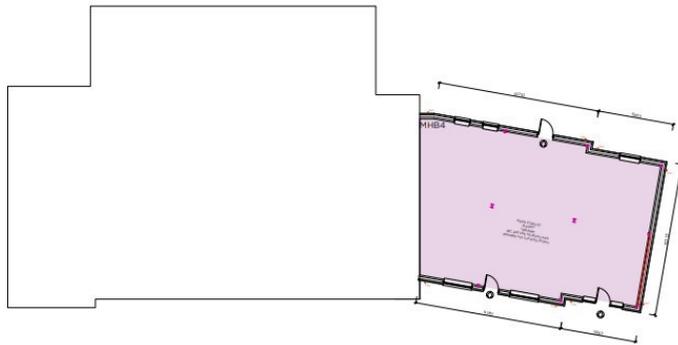
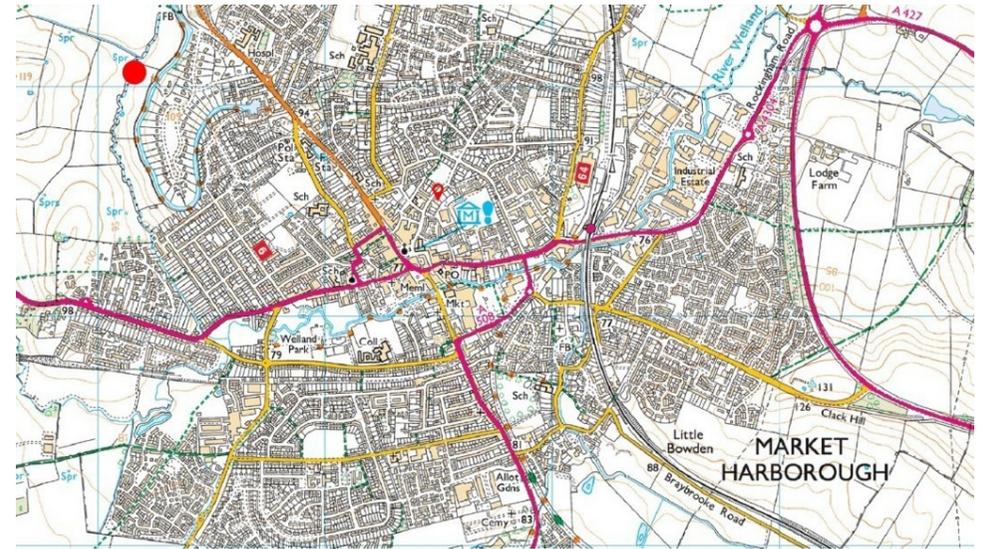
LEGAL COSTS

Each party to bear their own legal costs.

OFFER PROCEDURE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to verify the identity our clients to satisfy our Anti-Money Laundering compliance. It will therefore be necessary for to you carry out a 'ProID' check through our provider,

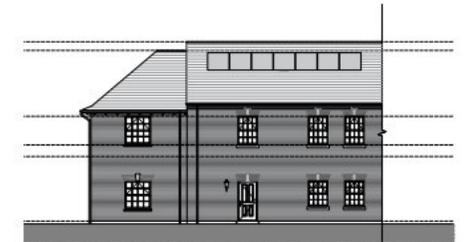
Creditsafe Business Solutions Limited. Full details will be sent to you should you wish to proceed with the purchase or rental of a property and will need to be completed prior to an acceptance of an offer by the vendor or landlord.



LHB4 - Proposed Ground Floor Plan



LHB4 - Proposed Front Elevation



LHB4 - Proposed Rear Elevation

SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars Dated June 2025

