



**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**

£15,000 Per annum

RETAIL UNIT 1,  
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 nearing completion, the property will be ready for occupation in late 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 or beauty salon. The adjoining convenience store has been let to Sainsburys with a national coffee shop occupying the other retail unit on this exclusive development of just 4 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 1 - 753 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

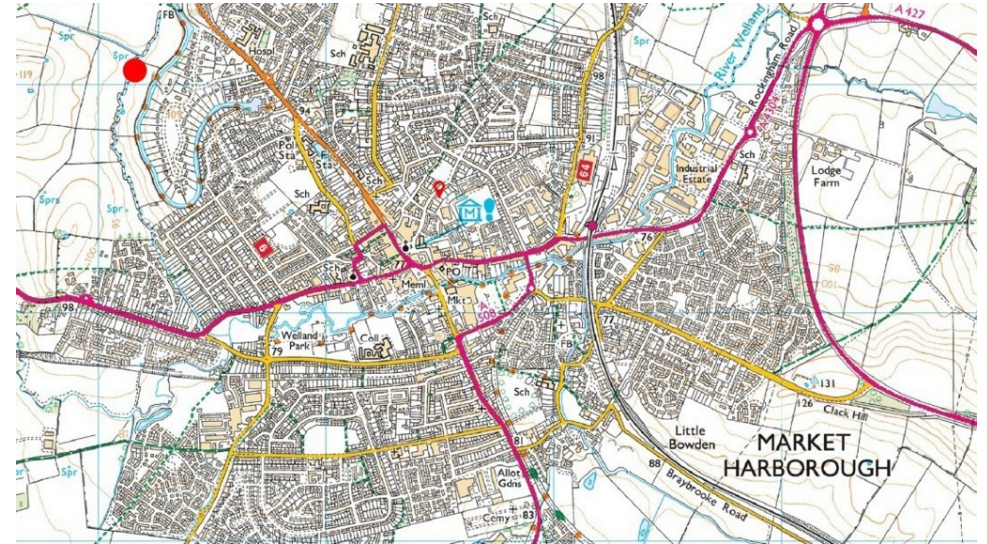
The Property will be opted to tax and therefore VAT is applicable to the Rent.

## LEGAL COSTS

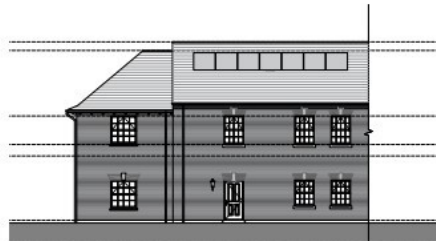
Each party to bear their own legal costs.

## OFFER PROCEDURE

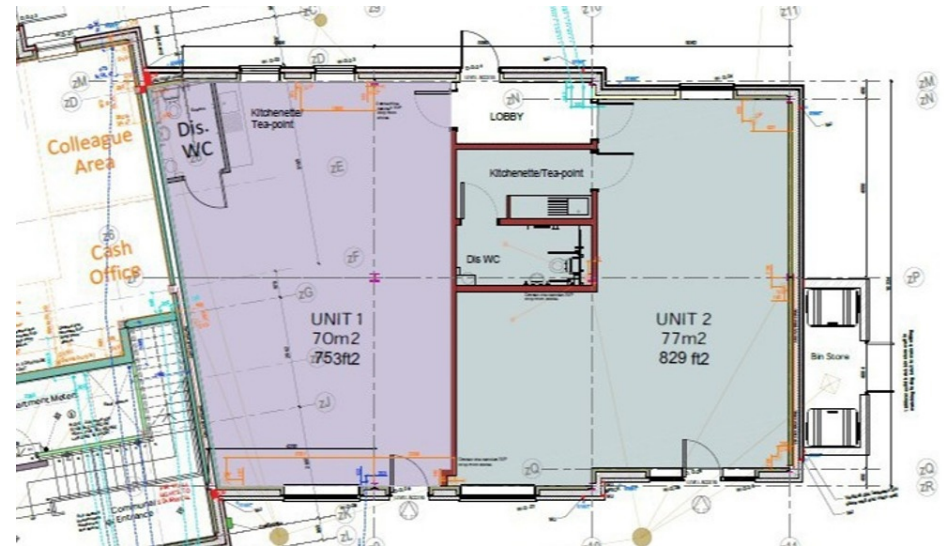
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LHB4 - Proposed Front Elevation



LHB4 - Proposed Rear Elevation



### SUBJECT TO CONTRACT Disclaimer:

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Particulars Dated October 2025

