

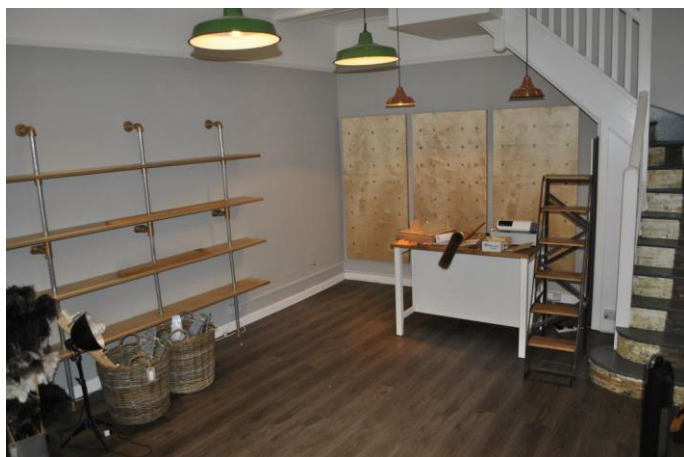


*Asking price of £12,500 per annum
Northampton Road, Market Harborough, LE16*



-  RETAIL UNIT
-  HEART OF MARKET HARBOROUGH
-  CLASSIFICATION USE A1
-  SPACIOUS TRADING AREAS
-  W.C
-  REGULAR FOOT TRAFFIC

Oadby Estates are pleased to offer to the market a retail unit located in the heart of Market Harborough, on Northampton Road. The ground floor of the unit consists of spacious trading area with stairs leading to the first floor. The first floor consists of trading area with large window and W.C. Excellent location for a business due to regular foot traffic from busy area. Classification use A1. Unit available immediately and viewings now being taken, please call Oadby Estates 0116 271 3600.



LOCATION

Located in the heart of Market Harborough, on Northampton Road.

ACCOMODATION

The ground floor consists of spacious trading area. The first floor consists of trading area with large window and W.C.

Ground floor: 6.15m X 4.41m

First floor: 6.50m X 4.16m

RENT

£12,500 + VAT per annum.

SERVICES

We are advised that all main services are connected but they have not been tested by the agents.

ENERGY PERFORMANCE CERTIFICATE

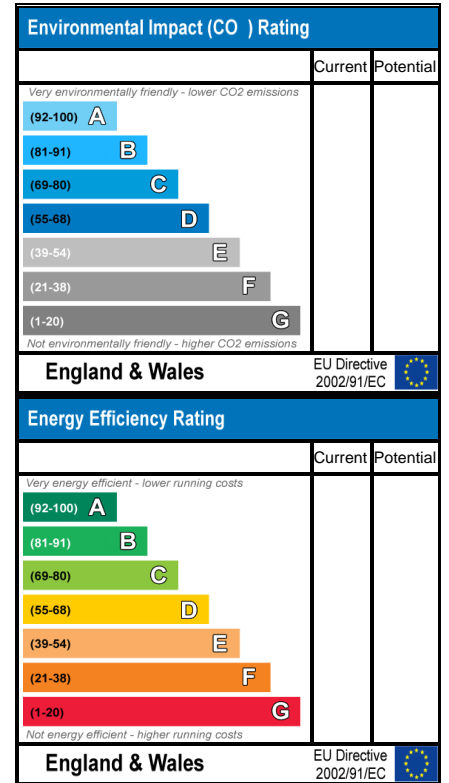
EPC's are available on request to all interested parties.

POTENTIAL USE

Classification use A1

VIEWING

Viewing Arrangements are made through the agents: OADBY ESTATES
5 Stoughton Road Oadby Leicester LE2 4DS Tel: 0116 271 36 00



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.