

46 High Street – 2nd Floor Offices

Market Harborough, LE16 7AF

TDB
Real Estate

 [Google Maps Link](#)



662 sq ft (61.5 sq m)
Attractive Second Floor Offices
To Let

Second Floor office suite available on new effective FRI lease

- High quality office with open plan accommodation
- Newly refurbished with new carpets & repainted throughout
- Vibrant and busy location on the High Street
- Within close proximity to local amenities & businesses



Location

The property is located on the second floor above Zizi's on High Street, Market Harborough.

Market Harborough is a historic and attractive town with a busy office and retail market. The High Street is one of the main 'in town' retail and office locations with several well-known occupiers nearby.

Accommodation

The property has an approximate NIA of 662 sq ft (61.5 sq m) over both floors.

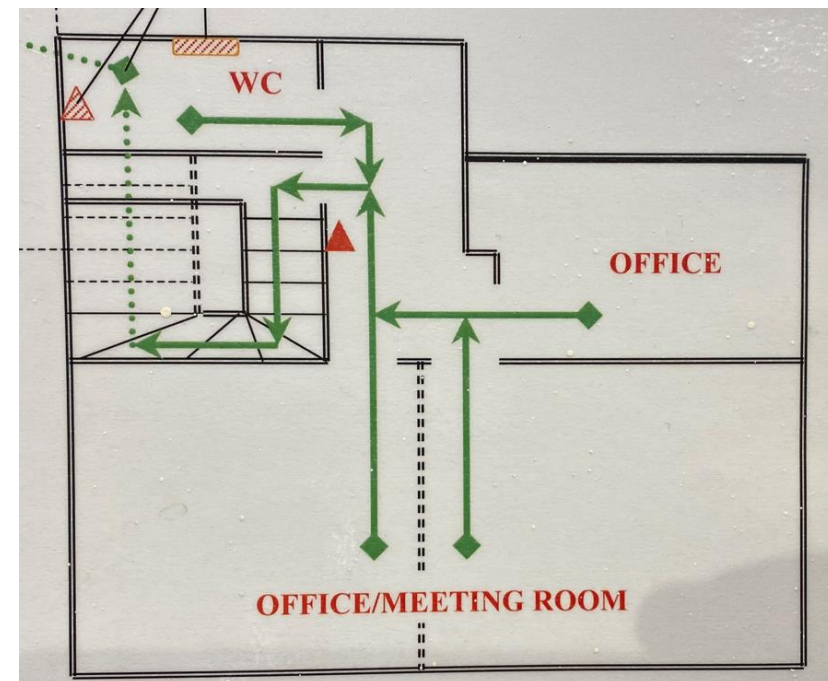
Anti-Money Laundering

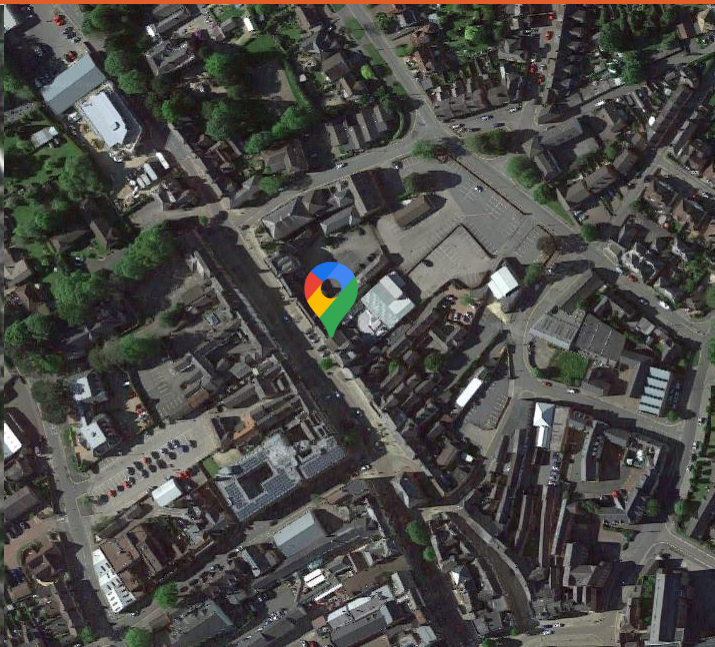
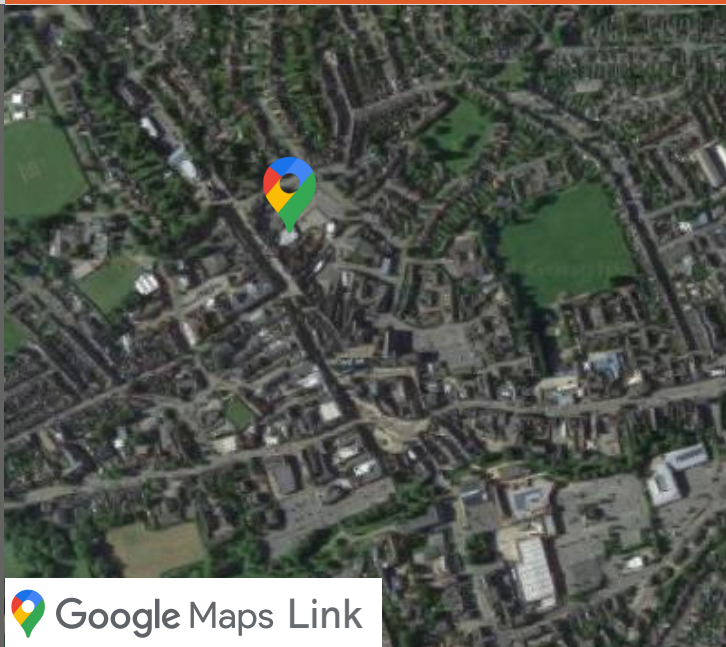
TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/.

Description

The property benefits from the following amenities:

- Perimeter trunking.
- Separate meeting room accommodation.
- Kitchenette
- Wall mounted radiators.
- Large amount of public parking behind.
- Newly carpeted and painted throughout.
- Self contained W/C
- Close-proximity to local amenities, shops, pubs and restaurants





 [Google Maps Link](#)

Rent

£9,000 per annum excl.

Rates

We understand from the Valuation Office Agency website that the property has a rateable value of £4,850 applicable from April 2023.

The small business rate multiplier for the financial year 1st April 2023-31st March 2024 is 0.499 p in the £ which would give rates payable of £2,420 approx.

This property may fall under small business rates relief, however we would recommend tenants make their own enquiries here with Harborough District Council on 01858 828282.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

EPC

D-77

Legal Costs

Each party will be responsible for their costs.

Service Charge

There is a service charge of £100 per calendar month.

Utilities

The tenant will be responsible for Utilities.

Viewing

Viewing and further information via the Sole Agents:



Jack Brown
jack@tdbre.co.uk

Mark Brown
oliver@tdbre.co.uk