A unique retail opportunity -
The Symington Building

On the Instructions of Harborough District Council
To Let: Three new retail units, Adam and Eve Street, Market Harborough LE16 7AG

- Landmark Heritage Building
- Town Centre Location
- Suitable for a variety of uses
- 1423-1815sq ft

Location
The units are located in the retail centre of Market Harborough, a prosperous and popular market town in South Leicestershire. The town lies approximately 15 miles south-east of Leicester and 17 miles north of Northampton and is an hour’s train journey from London St Pancras. Local retailers include Monsoon, Fat Face, Joules, Pizza Express and East. There is also a wide range of high quality independent stores nearby. The town is a popular tourist destination.

The Units
The units have been created as part of the redevelopment of Symington House, Harborough District Council’s main office building which will also accommodate the town’s library and museum. Access to Units 1 and 2 will be from a busy pedestrian thoroughfare which will give access to all the Council’s services. Unit 3 is a self-contained unit with access from Adam and Eve Street.

For more information or to arrange a viewing
Call Kevin Skipworth on 0116 242 9933 / 07860 550282
Andrew Granger & Co., 10-12 Rutland Street, Leicester LE1 1RD www.andrewgranger.co.uk
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Accommodation

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size</th>
<th>Rent</th>
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</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>132.2 sq m</td>
<td>£40,000pa</td>
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<tr>
<td>Unit 2</td>
<td>168.6 sq m</td>
<td>£38,000pa</td>
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<tr>
<td>Unit 3</td>
<td>127.6 sq m</td>
<td>£30,000pa</td>
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</tbody>
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Service Charge

A service charge will be payable.

Rates

The units have yet to be assessed for rating purposes.

Lease

The units are available under new leases on terms to be agreed.

Planning

The units have planning permission for A1 (Retail) and A2 (Financial and Professional Services). It is anticipated that permission will also be granted for A3 (Restaurant and Café) and A4 (Drinking Establishment) uses.

Viewing

Strictly by arrangement with the sole agent.

Subject to Contract

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