

make the move



34 High Street

MARKET HARBOROUGH LE16 7NL

Rental
£18,000
Per annum

Ground floor retail premises occupying a prominent position with good frontage on Market Harborough high street.

The property is available on a new lease and is suitable for a variety of uses subject to appropriate consents.

The property is offered on a five-year lease with three-year break clause.

- Use Class E
- High Street location
- Grade II listed building
- Currently retail
- Character property
- Town centre
- Large glazed frontage
- EPC - Pending

LOCATION

Market Harborough has been voted by The Times as one of the best places to live in 2026 for the fourth year running. The town has attracted high end retail outlets with a good range of independents. Neighbouring shops include jewellers, clothes retailers, restaurants and cafes. The town is within walking distance to the mainline railway station and has great road links. Based on 2021 census, the local town population is predicted to be between 26,000 to 27,000 in 2026 with over a 22% increase over the past decade.

ADDITIONAL INFORMATION

Planning: Current Use - Class E – Commercial, business and service

The premises are suitable for alternate uses within Use Class E. Other use classes may require planning consent. Interested parties should make their own enquiries.

SERVICES

We believe the property is connected to all mains services.

Rateable Value: £10,500 (1 April 2026). Small business rate relief may be available depending on an occupier's circumstances.

THE PROPERTY

A mid terrace building three rooms deep on one level. Approximate gross internal area: 574 square feet 53 square metres.

EPC – Pending

GROUND FLOOR

ROOM ONE

Accessed via part glazed door into retail area, good window frontage, wall mounted displays either side of feature fireplace, wall lighting.

ROOM TWO

Original upright timbers currently providing a changing area, built in storage cupboards with open display over, door through to:

CLOAKROOM

Comprising low flush w.c, wash hand basin, window to rear elevation.

ROOM THREE

Wall mounted boiler, double unit with sink and drainer above, mixer tap over, door through to storage area.

TERMS

The unit is available on a 5-year lease with a three-year break clause with commencing rent at £18,000 per annum. The tenant will be responsible for the apportioned insurance premium. A tenant contribution of £500 plus VAT will be applicable for the legal agreement.

Particulars prepared March 2026



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