

make the move



33 High Street

MARKET HARBOROUGH. LE16 7NL

Rental
£13,000 p.a.

Ground floor retail premises with good frontage occupying a prominent position 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
- Character property
- Town centre
- Glazed frontage
- Alarm
- EPC -C

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 centre 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.

THE PROPERTY

GROUND FLOOR

A mid terrace building two rooms deep on one level. Approximate gross internal area: 463 square feet. 43 square metres.

ROOM ONE

Accessed via part glazed door into retail area, good window frontage, spot lighting, hard flooring, air conditioning, door through to:

CLOAKROOM

Comprising low flush w.c, wash hand basin.

ROOM TWO

Fluorescent lighting.

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.

There may be an option to purchase fittings.

SERVICES

We believe the property is connected to all mains services with the exception of gas.

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

TERMS

The unit is available on a 5-year lease with a three-year break clause with commencing rent at £13,000 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 August 2026



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