



Retail Unit - Market Harborough Station

TO LET - RETAIL UNIT

Market Harborough Station, LE16

Vacant unit that has previously traded as The Engine Room (see images). An attractive stand alone business proposition without direct competition.

Location:

The station café retail unit is sited opposite the ticket office within the main station building. The unit is fully accessible to both rail travel users and also the general public.

Also on offer is space to site a mobile catering van within the newly extended station car park.

* The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 898,058 for 2019/20.

898,000 +

Annual station footfall*



Grab and Go Coffee and Food plus mobile catering

Property:

With twin door single point of entry opposite the ticket office leading to the main retail area which has a useful separate side room for storage/back office. Space for limited seating within and outside. The incoming tenant will be expected to fund the internal fit out to a specification first approved by the landlord.

Unit Size:

Ground Floor: 21 sq.m plus storage 15 sq m

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

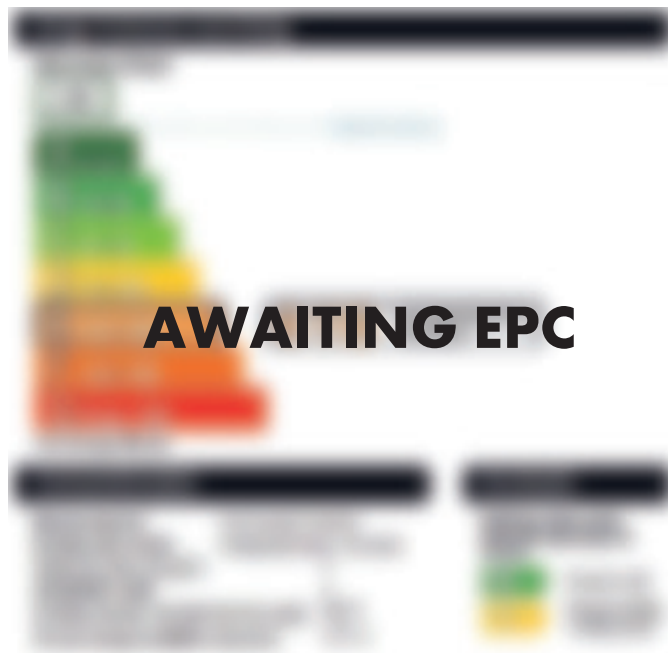
Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.

EPC:



Inspection:

Viewings can only be carried out with prior notice by contacting:

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