

10/10A High Street Market Harborough, Leicestershire LE16 7NJ

lot 5

Freehold Retail & Office Investment in
Prime Town Centre Location

- Ground floor let to Monsoon Accessorize Ltd
- Well configured recently redeveloped retail unit
- Prime trading position in sought after market town

- Nearby occupiers include W H Smith, HSBC, Dorothy Perkins and Clinton Cards
- Six Week Completion Period Available

Rent
£90,000
per annum
exclusive



Location

Miles: 14 miles south-east of Leicester
18 miles north of Northampton
52 miles east of Birmingham
Roads: A508, A14, M1 (Junction 19)
Rail: Market Harborough Mainline Railway Station
(direct to London St Pancras)
Air: Birmingham International Airport

Situation

The property is situated in a prime position in the town centre and benefits from a prominent frontage to High Street, Market Harborough's principal retail location.

Description

The property was redeveloped in 2009 to provide a modern, well configured retail unit for Monsoon's occupation. The ground floor provides sales and ancillary accommodation while the first floor comprises self-contained office accommodation that is not currently occupied.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/(Reversion)
Ground	Retail/ Ancillary	290.32 sq m (3,125 sq ft)	MONSOON ACCESSORIZE LIMITED (i)	10 years from 02/12/2009 on a full repairing and insuring lease	£90,000	02/12/2014 (02/12/2019)
First	Office	67.26 sq m (724 sq ft)	VACANT POSSESSION			
Totals		357.58 sq m (3,849 sq ft)			£90,000	

(i) For the year ending 28th August 2010, Monsoon Accessorize Limited reported a turnover of £561,749,218, pre-tax profits of £98,225,288 and a net worth of £130,331,400. (Source: www.riskdisk.com 22/09/2011)

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