

TO LET

SINGLE STOREY MODERN STUDIO

**STUDIO 3
STABLE BLOCK
UNION WHARF
MARKET HARBOROUGH
LEICESTERSHIRE
LE16 7UW**



- **Approx. 61.1 sqm (658 sqft)**
- **Good on-site car parking availability**
- **Part of an exceptional waterside mixed development**



Chartered Surveyors, Valuers and Commercial Property Consultants

Sturgis Snow and Astill for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide and do not constitute any part of a contract; (ii) no person in the employment of Sturgis Snow and Astill has any authority to make or give any representation of warranty whatever in relation to this property.

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LOCATION

Union Wharf is the terminus of the Market Harborough arm of the Grand Union Canal. It is located approximately half a mile to the north of Market Harborough town centre on the west side of Leicester Road, less than two miles to the south of its junction with the A6 bypass. The latter runs to the east of the town linking with the A14 to the south.

Market Harborough is an attractive market town, strategically served by East Midlands Trains' London St Pancras International service.

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DESCRIPTION

Studio 3 comprises the end one of a terrace of four similar properties standing on the north side of the extended canal basin and forms part of Canal & River Trust mixed use development, which includes private housing, restaurant, and studios.

This is a modern, purpose-built studio with air-conditioning, fitted kitchenette, disabled toilet, extensive double glazed frontage and Velux roof light in rear roof elevation.

All extending to a Net Internal Area of approximately **61.1 sq m (658 sq ft)**

TENURE

The premises are available To Let on an internal repairing and insuring lease for a term of years to be agreed, subject to rent reviews at three yearly intervals.

RENT

£11,750 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge covering maintenance of the fabric of the Studio and the common parts of the estate.

RATES

Rateable value	£9,100
Current rates payable	£4,540.90

PLANNING

We understand that the property has the benefit of planning permission for use as offices. Alternative uses, subject to planning, might include A1 or A2.

However, interested parties are advised to make their own enquiries of Harborough District Council Planning Department on telephone number 01858 828282.

SERVICES

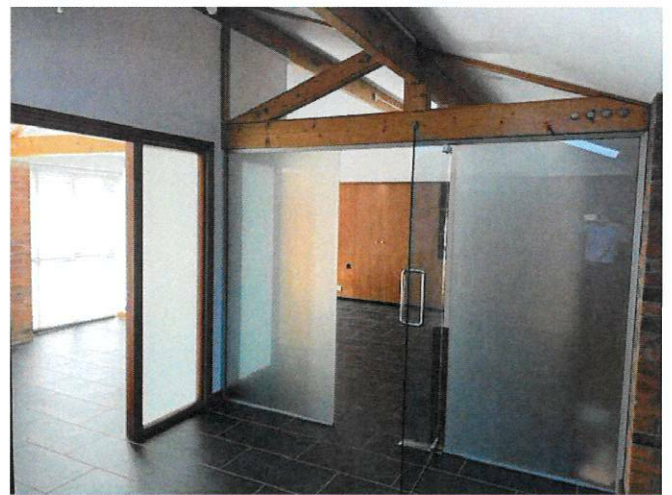
All mains services are believed to be available

VAT

VAT at the prevailing rate will apply to the rent.

POSSESSION

Vacant possession will be given upon satisfactory completion of all legal documentation.



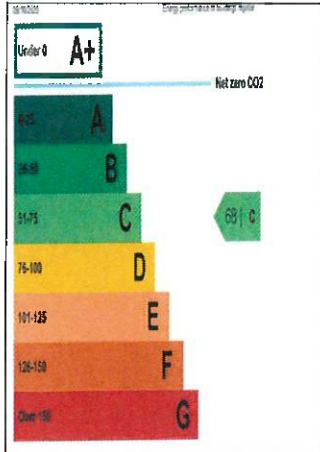
LEGAL COSTS

Each party to bear its own legal costs incurred in this transaction.

STAMP DUTY LAND TAX

Potential purchasers/tenants are advised to seek advice in respect of liability for stamp duty land tax in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by arrangement with Sturgis Snow and Astill LLP.

Sturgis Snow and Astill LLP
98 New Walk
Leicester
LE1 7EA

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e-mail: info@sturgis-snowandastill.co.uk
DGS.

SUBJECT TO CONTRACT

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification, i.e. passport, driving licence, etc., and also for proof of current address, i.e. recent utility bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

HEALTH AND SAFETY

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the premises.

PROPERTY MISDESCRIPTIONS ACT

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following All dimensions, distances and floor areas are approximate and are given for guidance purposes only.

Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.

Information on Rating Assessments and Town & Country Planning matters has been obtained by verbal enquiry only from the relevant Local Authority. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to any commitment to Purchase/Lease.

All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no test have been carried out prior to acquisition. Interested parties are recommended to arrange for any necessary tests to be carried out prior to acquisition.

All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.