



Market Harborough Station

TO LET Station Cafe

E M R

Location:

Market Harborough station is located east of the town centre of Market Harborough in Leicestershire, England. The station is popular with commuters, is fully accessible and is served by extensive parking facilities.

882,598 +
Annual Footfall*

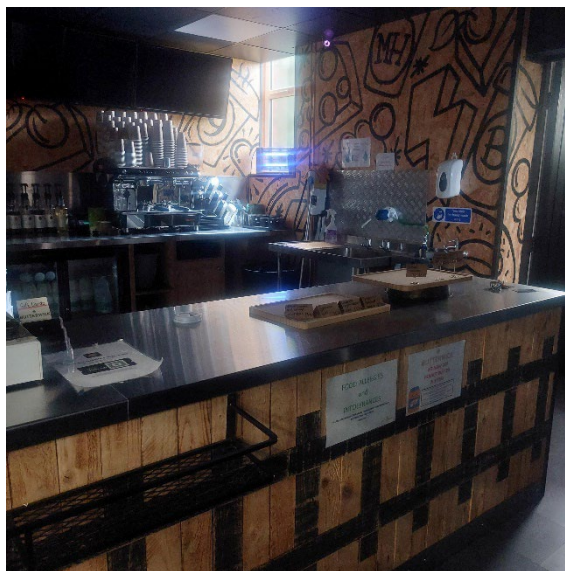
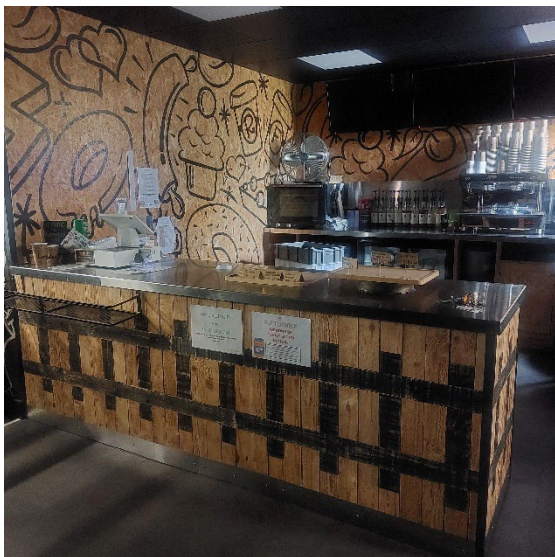
For further detail about this opportunity please contact
enquiries@advanceventures.co.uk

Description:

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



* Footfall figures from the Office of Rail & Road for 2023/24



Property:

Ground floor retail area together with staff washroom and separate shared room for storage and office use.

The building is grade II listed.

Floor area approx.:

Retail 21 sq. m.

Store 10 sq. m.

Rent:

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

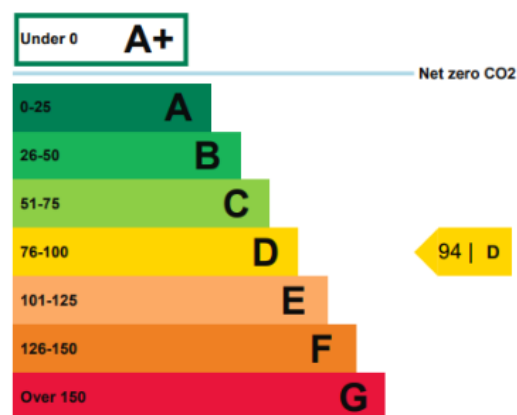
Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply which combined are 10% of the annual rent.

Costs:

The ingoing occupier will be required to reimburse the Landlord and Superior Landlord standard legal and professional fees

EPC:D



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