



FOR SALE

**14 Church Street, Market
Harborough, LE16 7AB**

Price - £650,000 Freehold

- Freehold Period Industrial Premises
- Town Centre Location – Close to Retail Area
- GIA: circa 1016.5 sq m (10,942 sq ft)
- May Suit Residential Conversion/Re-Development (Subject to Planning)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George
& company**
chartered surveyors


RICS
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Location

The property can be found to the rear of 14 Church Street, close to the High Street and the town centre retail area. There is pedestrian access from Church Street along the Southern boundary of the property. Vehicle access is from Kings Road.

Market Harborough is in a rural part of south Leicestershire, on the River Welland and close to the Northamptonshire border. The town is about 15 miles (24.1 km) south of Leicester via the A6, 17 miles (27.4 km) north of Northampton via the A508 and 10 miles (16.1 km) northwest of Kettering. The town is near the A14 road running from the M1/M6 motorway Catthorpe Interchange to Felixstowe. The M1 is approximately 11 miles (17.7 km) west via the A4304 road.

Description

The property comprises a part 2 storey, part 3 storey period industrial building, formed in two parts with the original part thought to date from the 1800's. This is thought likely to have been extended in the 1970's. It is attached at one end to the rear of a building in Church Street.

Accommodation

The accommodation briefly comprises (GIA): -

The accommodation comprises a range of ground and first floor industrial areas with offices. Approximate areas:

Ground Floor		
Workshops	510 sq m	5489 sq ft
First Floor		
Offices and Stores	420.8 sq m	4529 sq ft
Second Floor		
Store	85.7 sq m	922 sq ft

Services

We understand that mains' services are available nearby. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Energy Performance Certificate

The property has an EPC rating of 89 (D).

Planning

Prospective purchasers should make their own enquires with regard to planning consent for their intended use. The site is understood to have been vacant for many years and historically used for industrial purposes.

Subject to planning offers may be considered.

The local authority will be Harborough District Council.

Price

Offers are invited for the freehold interest with vacant possession at a price of £650,000.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

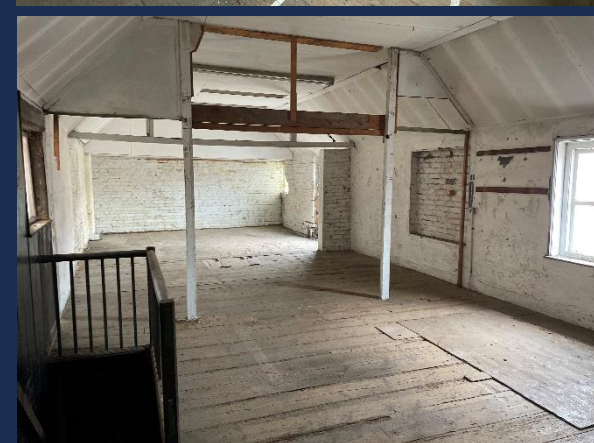
Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.