



Fairfield Road

Abbey Street

High Street

2 Fairfield Road, Market Harborough
LE16 9QJ



For Sale – 2 Fairfield Rd, Market Harborough LE16 9QJ



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This is an excellent opportunity to acquire the freehold of three detached properties, superbly located within walking distance to Market Harborough town centre.

Summary:

- Former cafe, book shop and place of worship
- Located close to the town centre
- Adjacent to Angel Street car park
- Freehold title for sale



Key features



Three detached properties



Vacant possession on each property



Possible alternative uses (STP)



Property areas totalling circa 2,143 sq ft



EPC certificates available on request



Business rates summary overleaf



Guide price - £400,000 exclusive



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Location

The properties are located in the historic market town of Market Harborough on Fairfield Road adjacent to the busy Angel Street car park. The town which has a thriving mix of independent and branded retailers, hotels, diverse restaurants and welcoming pubs.

The town provides a full range of state education, recreational facilities, local amenities all with excellent commuter links including a main line train service to London St. Pancras within an hour.

Description

The site consists of three separate buildings with the first positioned to the entrance of the site and most recently used as a café. The internal area measures approximately 475 sq ft, mainly open plan with a WC, serving counter and seating area. There is a small courtyard seating space to the front of the property allowing for some outside seating.

The second building measures approximately 286 sq ft and was most recently used a retail book shop, again with a WC.

The third is a converted industrial unit of concrete frame construction with a pitched roof over and brick and rendered exteriors measuring approximately 1658.76 sq ft, including mezzanine.

The unit was extensively refurbished in 2015 when converted into a place of worship. The interior space is extremely versatile, and the quality of finish is of a very high standard.

The open entrance hall leads to a disabled WC and two meeting rooms that, with the concertina doors fitted can be incorporated into the main vaulted ceiling, congregation space to the rear of the property.

The spacious balcony that overlooks the congregation area has the benefit of a further two storage rooms.

In addition, there is a kitchen with bar area and meeting space to the side of the building running the length of the property.

There is a small car parking area to the front elevation of the larger building with the smaller units having block paved areas directly outside their entrances.

Tenure

The property is available on a freehold title with vacant possession.

Guide price

The site is being offered for sale at a guide price of £400,000 exclusive.

Services

We understand that mains electricity and water are connected, however we have not tested these. We would recommend that all interested parties check with relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

VAT

All prices are stated exclusive of VAT under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any.

Business Rateable Value

Former Cafe	£3,350
Former Book Store	£2,400
Place of Worship	N/A

2019/2020 Rates Payable 49.1p in the £

EPC

The properties are currently being assessed. Certificates will be available on request








Viewings

Strictly by prior appointment of the sole selling agent.

Please note

Fisher German LLP and any Joint Agents give notice that:

The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

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