

**ANDREW+**  
**ASHWELL**



**FOR SALE**

## **Offices / Residential Conversion Opp**

Bridge House + 14 Northampton Road + Market Harborough +  
LE16 9HE



**4,468 Sq Ft**

**£650,000 for the Freehold**



**Situated in the  
heart of the  
town centre**



**Positive pre-app  
advice for  
residential  
conversion**



**Passenger lift**



**Open plan  
accommodation**



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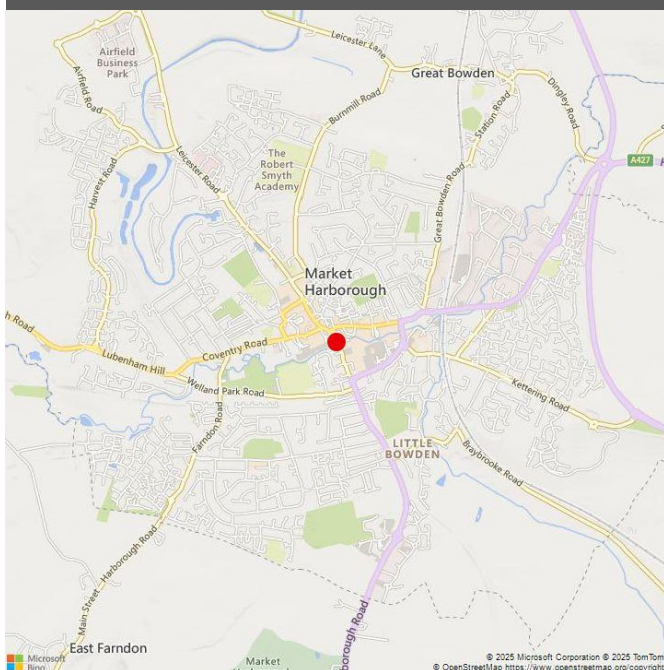
### Location

Market Harborough is an affluent and attractive market town in South Leicestershire, lying some 15 miles south east of Leicester and 18 Miles north of Northampton.

The town is situated alongside the A6, A427 and A508 Trunk Roads. The M1 motorway lies some 12 miles west of the town, the A14 east / west link road is some 6 miles to the south. Market Harborough has a mainline station which provides access to London St Pancras, in under one hour's travelling time.

The property is situated in the heart of Market Harborough town centre and occupies a position to the West side of Northampton Road, bounded by the River Welland to the south and the memororial gardens to the rear.

### The Property



**SAT NAV: LE16 9HE**

### Energy Performance Certificate

The premises has an EPC assessment of C. A copy is available upon request.

### Description

The subject property comprises a former working men's club which was suitably converted in 2011 to provide good quality office accommodation. The property is of two-storey brick construction beneath a series of flat roofs. The external elevations have been fitted with double glazed window units.

Internally, the property has been arranged over 2 floors in an L-shape formation and provides a mixture of open plan and cellular office accommodation, together with WC and kitchen facilities on each floor. The floors are linked via 2 stairwells and a passenger lift.

The specification generally includes; LED lighting, carpet floor coverings and painted and plastered walls. Heating / cooling is facilitated by way of a gas central heating system and supplemented by a number of air-con units.

### Accommodation

DESCRIPTION	SIZE (Sq Ft)	SIZE (Sq M)
Ground Floor	2,668	247.9
First Floor	1,800	167.2
<b>TOTAL (NIA)</b>	<b>4,468</b>	<b>415.1</b>

### Planning

The property is located within the Market Harborough Conservation Area. The property has an authorised use as offices within use Class E.

Pre app advice has been sought from Harborough District Council, that confirms the principle of a change of use to residential apartments. A copy of the advice is available upon request.

### Rating Assessment

Rateable Value (2026): £26,250

### Proposal

The freehold interest is available to purchase at a guide price of £650,000, with vacant possession.

### VAT

The property is not registered for VAT.

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### Viewing

Strictly by appointment with the sole agent

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