



Granville Street, Market Harborough, LE16 9EX



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# £215,000

An excellent opportunity to acquire a community hall suitable for a variety of commercial, community and residential uses subject to obtaining the necessary planning approval. The property lies just off Northampton Road within easy walking distance of Market Harborough town centre and with the added benefit of off-street parking. The building has a gross internal floor area of 112.3 sq. m. (1,209 sq. ft.).

## **SITUATION**

The property is situated on the north side of Granville Street at the rear of St. Hugh Church and close to the junction with Northampton Street (A508). The building lies within walking distance of Market Harborough town centre.

## **LOCATION**

Market Harborough is an affluent market town with a population of approximately 20,000 people and it is the administrative headquarters of Harborough District Council.

It sits on the Northamptonshire/Leicestershire border and is approximately 14 miles south-east of Leicester City Centre.

Market Harborough lies close to the A6 and the A14, which are both major routes through the area, and it also lies on the Midland Mainline Railway with direct trains to London St. Pancras International taking just over one hour.

## **DESCRIPTION**

The building was originally built as a Church and is currently the Church hall/ Parish room for St. Hugh.

It is of brick construction with a pitched, slated roof and accommodation that comprises the main hall, a kitchen, WC's and a store.

To the rear is a parking and potential garden area.

## **ACCOMMODATION**

The building has a gross internal floor area of 112.3 sq. m. (1,209 sq. ft.)

## **TENURE**

Freehold with a right of way to be granted over the adjoining Church land.

## **PRICE**

£215,000

## **SERVICES**

The property is connected to main electricity, gas, water and drainage services and the accommodation is heated by central heating radiators.

## **PLANNING**

We are of the opinion that the building has Planning Permission for D2 use (Hall or meeting place for the principal use of the local community).

However, the property is suitable for a range of uses including residential subject to obtaining the necessary approval.

Potential purchasers are advised to make their own enquiries at Harborough District Council.

## **RATEABLE VALUE**

The property is not currently assessed for Rating purposes.

## **ENERGY PERFORMANCE CERTIFICATE**

An EPC has been requested and will be available shortly.

## **LEGAL COSTS**

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

## **POSSESSION**

Vacant possession will be granted on completion of legal formalities.

## **VIEWINGS**

Strictly by arrangement with Andrew Granger & Co on 0116 2429933. Contact Kevin Skipworth at email address [kevin.skipworth@andrewgranger.co.uk](mailto:kevin.skipworth@andrewgranger.co.uk)



