

make the move



## 15 Church Street

Market Harborough, LE16 7AA

**FOR SALE OR  
RENTAL**

Located in the heart of Market Harborough a rare opportunity to buy or rent a premium retail unit.

Market Harborough is a well serviced town with a population of around 25,000 and great connectivity to the M1, A14, A6 and A508. The East Midlands trainline provides transport links to London and Nottingham.

The two-storey property contains retail space and well as first floor storage and welfare facilities.

Approximate gross internal area: 54 sq m of 581 sq ft

- Character property
- Retail space
- Glazed frontage
- Prime location
- Town centre location
- Close to motorways
- Good train network
- Available for sale or rent under a new lease

## LOCATION

Church Street is perhaps considered the best retail destination in the town, hosting an excellent range of independent shops including Hambleton Bakery, The Kitchen Cook Shop and Butterwick.

Market Harborough is situated circa 16 miles southeast of Leicester, 11 miles west of Corby, 18 miles south of Northampton and 13 miles east of Lutterworth.

## TERMS

The unit is available EITHER at a guide price of £125,000 for a new 125 year long lease OR on a new Business tenancy of 5 years with a commencing rent of £10,000 per annum. For further details please discuss with the agents.

## PROPERTY

A mid terrace building of two floors.

Approximate gross internal area: 581 sq ft - 54 sq m

EPC: C. (54)

## GROUND FLOOR

With Central glazed door to retail area, extensive window either side, wash hand basin and air conditioning unit.

## FIRST FLOOR

Accessed by way of an external staircase, hallway, two storerooms, separate single WC and kitchen.

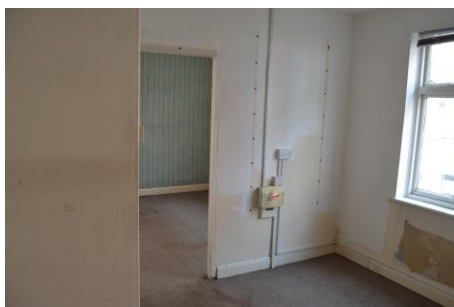
## ADDITIONAL INFORMATION

Planning: Assumed current Use Class E - Commercial, Business and Service The premises are suitable for alternate uses within Use Class E. Other use classes may require planning consent. Interested parties should make their own enquiries.

Services: We believe the property is connected to all mains services.

Rateable Value: £9,100 (1 April 2023 to present) Small business rate relief may be available depending on an occupier's circumstances.

Particulars prepared May 2025



12 The Square  
Market Harborough  
Leicestershire LE16 7PA  
Email: [sales@naylorsestateagents.com](mailto:sales@naylorsestateagents.com)

**01858 450020** [www.naylorsestateagents.com](http://www.naylorsestateagents.com)

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.