



103a Bath Street, Market Harborough, Leics, LE16 9EJ

FileNo/2026/AL

103a Bath Street

Market Harborough, Leics, LE16 9EJ



Agreement

For Sale / To Let



Detail

Industrial Warehouse
/ Potential Residential
Development



Price / Rent

Freehold - £585,800
Leasehold - £47,500pax



Size

732.70 sq m
(7,887 sq ft)



Location

Market Harborough,
LE16 9EJ



Property ID

File No/2026/AL

For Viewing & All Other Enquiries Please Contact:



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AssocRICS

Agency Surveyor

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Property

The property is constructed of brick under a metal truss roof with asbestos cement covering.

The accommodation is arranged in three bays –

Bay 1 comprises offices, ancillary, canteen and laboratory accommodation / development kitchen. The offices benefit from gasfired central heating, carpeting and double glazed windows.

Bay 2 provides basic warehousing space with concrete floor and painted walls.

Bay 3 provides food production space which is fully clad with white walling throughout and sealed anti slip flooring.

To the rear is a basic brick store .

Loading is via a covered loading area to one side and a concertina loading door to the far side.

Externally there is a concrete yard / loading area to the front of the property together with parking for 7 vehicles.

Accommodation

The property has been measured on a gross internal area basis (GIA) in accordance with the RICS Code of Measuring Practice and we calculate this provides the following floor area:-

Area	m ²	ft ²
Main Building	712.87	7,673
Brick Store	19.88	214
Covered Loading Bay	36.60	394

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for industrial / warehouse uses..

Planning was granted by Harborough District Council under reference 22/O1090/OUT for the demolition of the property together with the adjacent property (103 Bath Street) and redevelopment to 18 2 bed, 2 storey apartments.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Harborough District Council
Description: Factory and Premises
Rateable Value: £20,750
Period: 2026-2027

Estimate your business rates at – GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

The property has an EPC rating of D / 97.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Alternatively the property is available **Freehold**.

Price / Rent

Freehold – £585,800

Leasehold – £47,500 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

The property is located on Bath Street in a cluster of industrial occupiers with the rest of the road being primarily residential. Bath Street is located off the A508 Northampton Road.





