



Naylors

ESTATE AGENTS CHARTERED SURVEYORS



42, 42A & Fountain Court High Street

, Market Harborough, LE16 7AF

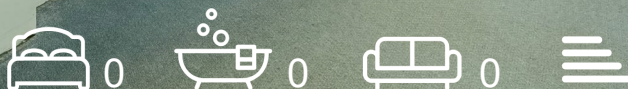
Price Guide £1,200,000

A rare opportunity to purchase a FREEHOLD property within this prime location of Market Harborough. The properties are available as a whole or two separate lots with square footage approximately 8,000 sq. ft.

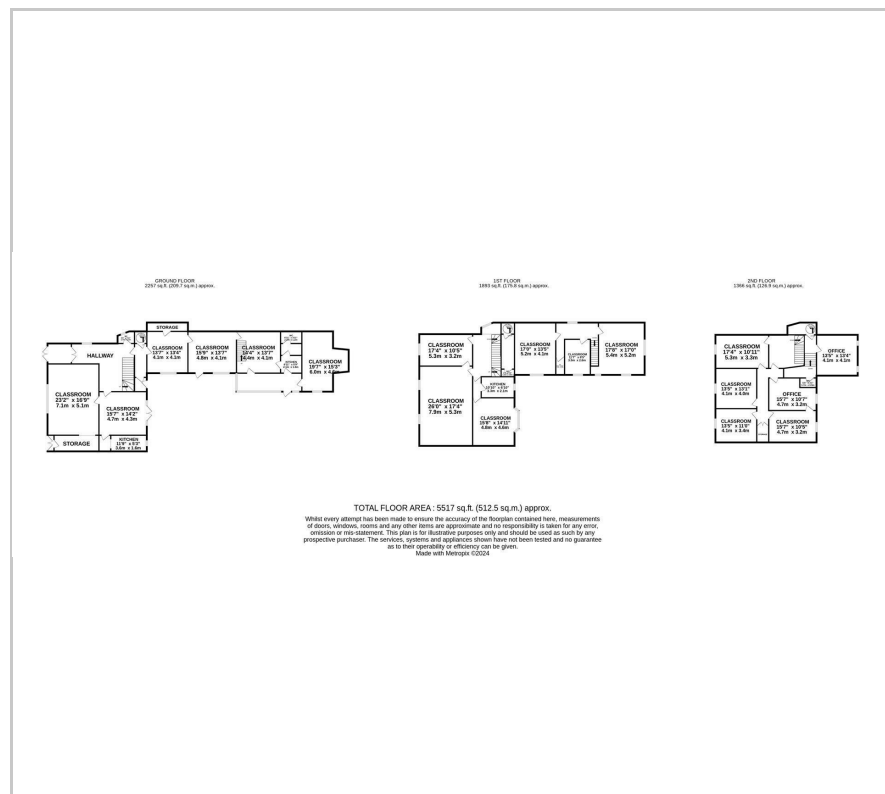
- Freehold property
- Development opportunities (subject to planning consent)
- Professional and service section area of High Street
- Affluent East Midland Town

Viewing

Please contact our Commercial Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

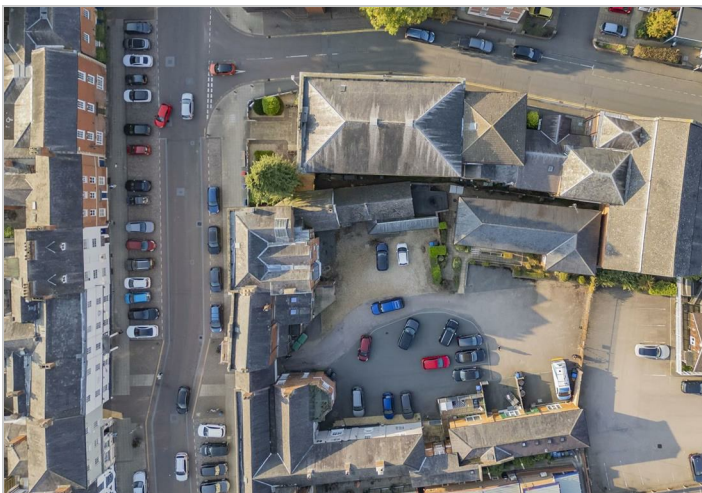
Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12, Market Harborough, LE16 7PA

Tel: 01858 450020 Email: sales@naylorsestateagents.com naylorsestateagents.com