

**fisher  
german**

# 5 Dairy Yard

High Street, Market Harborough, LE16 7NL

Freehold  
Commercial Workshop & Offices

1,286 Sq Ft (119.5 Sq M)



**For sale** | £325,000





## Key information



**Price**  
£325,000



**EPC Rating**  
TBC



**Rateable Value**  
£4,350

## 5 Dairy Yard

1,286 Sq F (119.5 Sq M)

### Description

The property is held under 2 titles and is a two storey commercial workshop of brick construction with part internal block and brick exteriors with a tiled pitched roof over. Part of the building is far older than the latter extension which can be seen from the exterior brick line.

Currently the building is split into workshop space to the ground floor with offices and additional storage space to the first floor. Both floors have the benefit of a separate WC.

All areas are very versatile given their semi open plan layout and can be separated or opened up depending on requirements.

There are several UPVC double glazed windows and entrances from the side and rear of the ground floor.

The property has both single and three phase electricity, mains drainage and a gas connection (although currently not operational).

A major benefit to the building is a secure yard and parking area to the main entrance.

The yard is gated with surrounding brick walls and is mainly gravelled allowing several car parking spaces and external storage space.

### Amenities



**Town Centre  
Location**



**Secure  
Yard**



**Private  
Parking**



**3 Phase  
Electricity**



**Train  
Station**



**Transport  
Links**

## Location

The property is situated to the rear of the High Street accessed from Angel Street Car Park off Fairfield Road which is centrally located in the bustling market town of Market Harborough. Commercial sites such as these, situated close to town centres and yet surrounded by a mixture of residential housing and commercial businesses are becoming rarer and as such the opportunity to purchase less frequent. The site is adjacent to Travelodge and a host of national and local companies.

Market Harborough provides a wide range of amenities including stylish independent shops and a large number of eateries. The site is superbly centrally placed with road and rail access to many business centres, yet within moments of beautiful open countryside.

The A14 is close at hand providing fast access east and west and to Junction 19 of the M1, which opens out onto the extensive Midlands motorway network including the M69, M6, M42 and M45. For those travelling by train, Market Harborough Railway Station is a three-minute walk away, providing access to London St. Pancras and Nottingham on the East Midlands Railway Line.

One can get to London in 1 hour and twelve minutes and to Nottingham in one hour. If one is travelling by car, Market Harborough has good access to the A6, A508, A4304 and A1.

### Locations

A14: 8.1 miles

M1: 13.4 miles

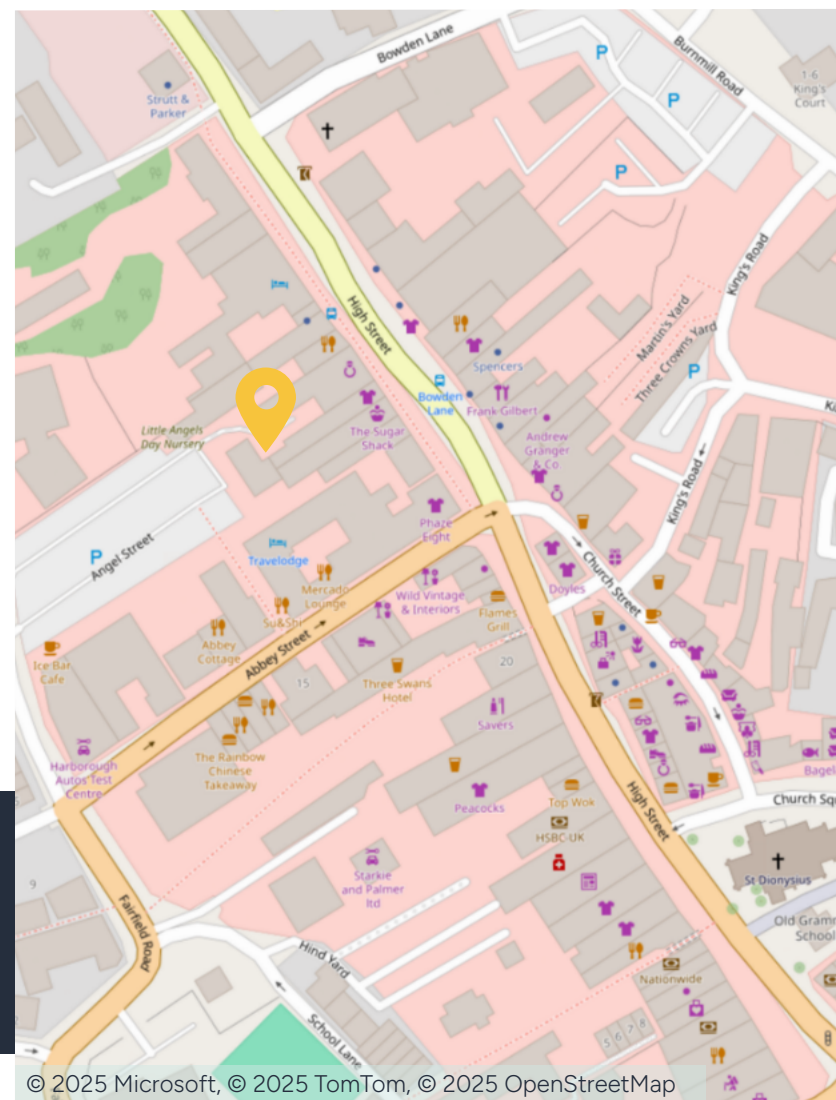
A6: 1.7 miles

### Nearest station

Market Harborough: 0.9 miles

### Nearest airport

East Midlands: 41.6 miles





## Further information

### Tenure

This property is available to purchase for the freehold at an asking price of £325,000 exclusive of VAT.

### Business Rates

Rateable Value £4,350

Rates Payable £ 2,170.65

2025/2026 Rates Payable 49.9p in the £.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices are quoted exclusively of Valued Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction



## Accommodation

Description	Sq Ft	Sq M
Ground Floor	635	59
First Floor	651	60.5
Total	1,286	119.5

5 Dairy Yard, High Street, Market Harborough, LE16 7NL

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Mathew Brandon**

01234 639 442

[mathew.brandon@fishergerman.co.uk](mailto:mathew.brandon@fishergerman.co.uk)



**Kerry Ward**

01234 827 114

[kerry.ward@fishergerman.co.uk](mailto:kerry.ward@fishergerman.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2025. Photographs May 2025.



This brochure is fully recyclable