



**Former Roman Way Day Centre, 36 Roman Way, Market Harborough,  
Leicestershire LE16 7PQ**

## **Well Appointed Day Centre**

- ▶ **GIA: 18,000 sq ft / Site Area: 1.86 acres**
- ▶ **Situated in a popular town location, close to a full range of amenities**
- ▶ **Potential development site (STP)**
- ▶ **Price upon application**

For enquiries and viewings please contact:



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## Location

Market Harborough is an affluent and attractive market town in South Leicestershire, lying some 15 miles south east of Leicester and 18 miles north of Northampton. According to the census in 2021, the district population was approximately 24,171 people.

The town is situated alongside the A6, A427 and A508 trunk roads. The M1 motorway lies some 12 miles west of the town, the A14 east / west link road is some 6 miles to the south. In terms of rail connectivity, Market Harborough has a mainline station which provides access to London St Pancras in under one hour's travelling time.

The property is situated in a predominantly residential area within the town and occupies a position to the east side of Roman Way, set back from the road by way of a private driveway. The property is within a 5-minute walk of the main Town Centre and approximately 1/2 a mile from Market Harborough Midlands Mainline Station. The Symington's Recreation Ground is located directly to the rear of the site.

## Description

The subject property comprises a detached, single-storey purpose-built day centre of brick construction, beneath a series of pitched concrete tiled roofs, arranged in a square format surrounding an outdoor quadrangle. The windows in the building are all double glazed.

Internally, the accommodation has been arranged to provide an array of small and large offices / meeting rooms, a large open plan dining area, together with a kitchen with associated preparation area. Ladies, gents and disabled WCs are provided throughout. There are also a number of storage and workshop areas, one of which benefits from a loading bay fitted with a roller shutter door.

Externally, there are approximately 30 car parking spaces around the exterior of the complex which include several disabled and minibus bays. Part of the site also includes a pond.

The total site area extends to approximately 1.86 acres. A plan showing the full extent of the site is located on the rear page of this brochure and is edged in red.

## Accommodation

	Sq M	Sq Ft
<b>Total</b>	1,672.3	18,001

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Services

We understand that all mains services are connected to the premises.

## Planning

We understand that the property has an established use as a Day Centre within Class F2 of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020.

The site and premises may be suitable for alternative uses or redevelopment (STP). Parties interested in alternative uses are advised to speak with the Local Planning Authority, Harborough District Council, on 01858 828 282.

## Tenure

The site and premises are available to purchase on a freehold basis with vacant possession.

## Proposal

Leicestershire County Council are seeking to dispose of the site on either an unconditional or conditional of planning basis.

Leicestershire County Council will request bids by way of an informal tender. All tenders must be received at Leicestershire County Council's offices in an envelope provided by them marked on the outside 'Tender for Former Roman Way Day Centre, 36 Roman Way, Market Harborough, Leicestershire, LE16 7PQ by 12 noon on Wednesday, 30th October 2024.

## VAT

VAT is not applicable to the purchase price.

## Legal Costs

Each party is to bear their own legal costs incurred.

## Viewings

Viewings are by appointment with sole agents Innes England

## Information Pack

The following information is available upon request from the agents:

- Title Information
- Floor Plans
- Energy Performance Certificate (EPC)
- Asbestos Survey Report

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 28-Aug-2024





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