

## FOR SALE

## LONG LEASEHOLD

**13 Lower Farm Place  
Moulton Park  
Northampton  
NN3 6HY**

**Price: £125,000**  
**(For the remainder of the long lease)**



### LOCATION

The property is located 4 miles north side of Northampton with easy access to Northampton's main road network and the M1 motorway at junction 15.

### DESCRIPTION

The accommodation comprises an end of terrace clear span Portal framed warehouse with predominantly internally lined and insulated profile steel cladding to external elevations and roof covering.

### ACCOMMODATION

Ground floor:	968 Sq.Ft.	(90.02m2)
Mezzanine:	518 Sq. Ft.	(48.17m2)
Gross Internal Area:	1,487 Sq. Ft.	(138.19m2)

### TERMS

The property is offered on the basis of the purchase of the residue of the long leasehold interest for a price of £125,000

### RATES

Rateable Value: £6,300 pa

### SERVICES

We understand that all mains services are available to the building including both single and phase 3 electricity and gas fired central heating. The property is alarmed. There is private pedestrian rear access and a roller shutter door to the front with parking outside.

### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

### COSTS

Each party to bear their own costs in the transaction.

### VIEWING

Strictly by prior appointment  
with the Sole Agent:



**STEPHEN CHOWN**

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