

FOR SALE

**138 Wellingborough Road
Northampton NN1 4DT**

A RARE OPPORTUNITY TO PURCHASE A
MIXED RESIDENTIAL / RETAIL INVESTMENT

LOCATION

Half a mile east of Northampton Town Centre, on the popular Wellingborough Road amongst retail, restaurant and business users.

DESCRIPTION

This is a well maintained terraced red brick Victorian property offering vacant Ground Floor retail accommodation direct off the pavement and two tenanted one-bed flats above with an income of £13,320 per annum.

Tidy yard to rear.

Ground Floor retail area c.327 Sq ft - (c.30.45 sq m)

TERMS

The property is offered for sale at a guide price of £320,000

SERVICES

3 phase electricity connected (No tests have been carried out)

EPC

An EPC has been carried out. Certificate available on request



RATES

Rateable Value for whole building: £6,000

VAT

The terms quoted are exclusive of VAT

COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VIEWING

Strictly by prior appointment
with the Sole Agent:

CHOWN COMMERCIAL

STEPHEN CHOWN 01604 604050

src@chowncommercial.co.uk

