

FOR SALE

**153 – 165 BRIDGE STREET
Northampton NN1 1QF**

1039.9m² (11,194 Sq.Ft.)

Site area: 0.2 Ha (0.503 acres)

LOCATION

The property is prominently located on main arterial road leading into the south side of Northampton town centre with access from Bridge Street and Cattlemarket Road. Local businesses include Avis and Carlsberg Brewery.

DESCRIPTION

The site comprises 3 adjacent, interconnected buildings on a substantial site with secure yard space front and rear for loading/ external storage/37 cars. The Bridge Street frontage comprises a two-storey brick-built office building under a flat roof. The Cattlemarket Road frontage comprises two industrial workshops with 5.7m eaves, roller shutters etc

ACCOMMODATION

Ground floor offices:	477.94m ²
First floor offices:	245m ²
Repair Workshop:	205.11m ²
Showroom Warehouse:	111.92m ²
Total floor area:	1039.9m ² (11,194 Sq.Ft.)

BUSINESS RATES

VOA Website 2017 Assessment
Rateable Value: £27,000

EPC

An EPC has been commissioned and is available upon request.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

PRICE & VAT

The Freehold is offered for sale at a guide price of £550,000. Vat will not be charged.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Chown Commercial

Stephen Chown

Chown Commercial

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