

## FOR SALE

### OFFICE / RESIDENTIAL CONVERSION 20 BILLING ROAD Northampton NN1 5AW

#### LOCATION

The property is located prominently on the north side of the Billing Road, with a southerly aspect. Located only 5 minutes' walk from the town centre and opposite Northampton General Hospital the property occupies an excellent location.

#### DESCRIPTION

A well-presented terraced office building with parking for 6 - 8 cars at the rear and many original architectural features. Offices are located on the ground, first and second floors and within an atrium extension to the rear and ground in the lower ground floor which has separate access from Billing Road.

#### ACCOMMODATION

|                  |                                    |
|------------------|------------------------------------|
| Offices:         | 253 m <sup>2</sup> (2733 Sq. Ft.)  |
| Basement storage | 11.3m <sup>2</sup> (122 Sq. Ft.)   |
| Total            | 264.3 m <sup>2</sup> (2855 Sq.Ft.) |

#### BUSINESS RATES

VOA Website 2017 Assessment  
Rateable Value:

#### 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.

#### TERMS

We are instructed to seek offers subject to contract, for the freehold interest of the property

**OIRO: £475,000**

#### VAT

All prices are quoted exclusive of VAT charged at the prevailing rate that our client may have a duty or choose to impose.

#### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### Chown Commercial

**Hannah Bunting**

Chown Commercial

Tel: 01604 604050

hb@chowncommercial.co.uk

**Stephen Chown**

Chown Commercial

Tel: 01604 604050

src@chowncommercial.co.uk

