

## FOR SALE

Guide price: £249,500

20 Southampton Road  
Far Cotton  
Northampton  
NN4 8EA

A rare opportunity to acquire a freehold warehouse close to Northampton Town Centre.

### LOCATION

The property is located on the north side of Southampton Road, close to the junction with London Road. From here there is easy access to Northampton's main road network and the M1 motorway at junction 15, as well as being within easy walking distance of the Town Centre.

### DESCRIPTION

The accommodation comprises a clear span Portal framed warehouse with predominantly internally lined and insulated profile steel cladding to external elevations and roof covering. Small ground floor office to the rear with light storage above. Tidy WC and well fitted kitchen. Newly installed rear security door. Camera security.

### ACCOMMODATION

Gross Internal Area: 2,050 Sq Ft (190.44 Sq m)

### TERMS

The property is offered for sale by private treaty seeking offers based on a guide price of £249,500 for the unencumbered freehold interest.

### RATES

Rateable Value: £8,900

Potential to benefit from Small Business Rates Relief



### SERVICES

We understand that all mains services are available to the building including both single and phase 3 electricity although gas is not currently connected. The property is alarmed.

### 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**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

