

# FOR SALE

200 ST ANDREWS ROAD, NORTHAMPTON, NN2 6BW



- **Workshop: 827 Sq.Ft. (76m<sup>2</sup>)**
- **Roadside office c.250 Sq.Ft. (23.5m<sup>2</sup>)**
- **Secure gated yard**

# 200 ST ANDREWS ROAD, NORTHAMPTON, NN2 6BW

## Location

Northampton is a well-established commercial centre c.68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

St Andrews Road is located less than 1 1/2 mile west of the town centre just outside the inner ring road. It is a popular location for vehicle businesses.

## Description

A portal frame warehouse with c.5m eaves height. Outside is a secure fenced yard with wide gated access to the road. The unit has a kitchen and WC, sliding door and suspended fluorescent lighting. Three phase electricity. Gas warm air blower and 10% roof lights.

## Accommodation

76 m2 (827 Sq.Ft.). All ground floor workshop.  
c.23.5 (c.250 Sq.Ft.) Roadside office.

## Workshop photo:-



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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- (iii) no person in employment of Chown Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) All prices/rents are quoted exclusive of any VAT that may be charged.

## Terms

The property is available to purchase freehold

## Guide price:

The freehold of the property is offered at a guide price of £125,000

## Rates

The RV is listed as: £2500 (subject to verification)

## EPC

EPC score G. The property is sold as seen. The purchaser accepts work will be necessary to bring the property up to a lettable standard.

## Legal Costs

Each party is to be responsible for its own legal costs

## Viewing and Further Information

Viewing strictly by prior appointment with  
**the sole agent Chown Commercial:**

**Stephen Chown**

Chown Commercial

Tel: 01604 604050

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



[www.chowncommercial.co.uk](http://www.chowncommercial.co.uk)