

FOR SALE

PART INVESTMENT/PART VACANT

214 Kettering Road
Northampton
NN1 4BN

LOCATION

The property is located c.1 mile to the north of Northampton town centre amongst existing retailer and opposite The Racecourse.

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 shop and basement are let. The first and second floor office suite are vacant. Tidy WC and kitchen.

ACCOMMODATION

Shop area: 61.6m² (663 Sq.Ft.)
First floor: 53.01m²
Second floor: 39.07m²
Upper floor vacant area: 92m² (990 Sq.Ft.)

TERMS

The property is offered for sale based on a guide price of £245,000

RATES

Shop Rateable Value: £5,300
Upper floor Rateable Value: £3,850
Potential to benefit from Small Business Rates Relief



SERVICES

We understand that all mains services are available. Heating is via gas fired boiler to radiators. Lighting is surface mounted strip lights.

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 Agents:

STEPHEN CHOWN
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