

## FOR SALE

264 Wellingborough Road  
Northampton NN1 4EJ

**RETAIL WITH FLAT ABOVE**

Guide Price £195,000

### THE PROPERTY

A terraced retail unit located on the ever-popular Wellingborough Road in Northampton. This busy high street offers a wide variety of Restaurants, Bars, Offices, Banks, Sainsbury's Supermarket and specialist retail.

### AREAS

Ground floor retail 41.3m<sup>2</sup> (445ft<sup>2</sup>)  
First floor one-bedroom flat

### TERMS

The property is offered for sale at a guide price of £195,000

### BUSINESS RATES

Rateable Value £6,400 (Potentially zero payable after retail discount and/or SBRR) Separate Council Tax applies to the flat.

### LEGAL COSTS

Each party will bear their own legal costs incurred in connection with the transaction.



### SERVICES

Mains water, drainage and electricity are connected to the units

### VAT

VAT will not be charged on the sale price.

### VIEWING

Strictly by prior appointment through the sole agent:



**STEPHEN CHOWN**

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