

FOR SALE

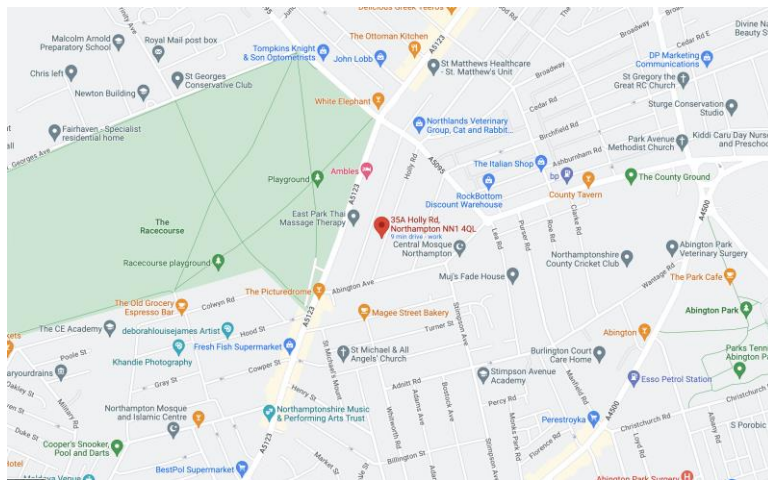
Guide price: £225,000

OFFICE/WORKSHOP WITH PARKING

**35a Holly Road
Northampton
NN1 4QL**

LOCATION

The property is situated just north of Northampton town centre with easy access to retail and leisure facilities as well as the M1 via the A45 and A43.



TERMS

The unencumbered freehold is offered at a guide price of £225,000 plus vat if applicable.

RATES

Rateable Value: £4,600 from April 2017 – subject to SBRR

SERVICES

All mains services are connected.

VAT

VAT is not payable on the price.

COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agent:

DESCRIPTION

A 2-storey office red brick property providing ground floor storage and workshop and garaging with first floor office accommodation. Recently re-wired and re-roofed and with all new windows and doors.

ACCOMMODATION

Ground floor	107m ² (1153 Sq.Ft.)
First floor	82.7 m ² (891 Sq.Ft.)
Total:	c. 2044 sq ft. (189.7 m²)

EPC: EPC Available upon request

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