

FOR SALE*

VACANT GROUND FLOOR RETAIL SHOP *

**51 Landcross Drive
Northampton
NN3 3LN**

LOCATION

The property is located c.1 mile to the north of Northampton town centre amongst existing neighbourhood retailers and close to Abington Park.

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 Freehold sale includes the vacant shop and the long-leasehold title to the first floor flat for which a peppercorn rent is payable. The ground floor offers tidy office accommodation. WC and kitchen to rear.

ACCOMMODATION

Shop/office area:	35.3m2	(380 Sq.Ft.)
Kitchen:	713.5m2	(145 Sq.Ft.)
TOTAL:	348.8m3	(525 Sq.Ft.)

FITTING OUT

Feature lights, laminate flooring, heating and cooling by air conditioning.

TERMS

The property is offered For Sale at a Guide Price of £150,000

RATES

The Rateable Value is combined with the adjacent property. Subject to a division the RV is likely to be IRO £6,000
Potential to benefit from Small Business Rates Relief



SERVICES

Electricity, water and drainage.

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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