

FOR SALE

54 BILLING ROAD
Northampton NN1 5DB
257.19 m2 (2,768 Sq.Ft.)

LOCATION

The property is located prominently on the north side of the Billing Road, with a southerly aspect. Located only 10 minutes' walk from the town centre and close to Northampton General Hospital, St Andrews and Northampton Grammar School the property occupies an excellent location.

DESCRIPTION

A substantial terraced former nursery building with space in the garden to park c.6 - 8 cars subject to the demolition of the back wall.

ACCOMMODATION

Ground floor:	94.8m2
First floor	65.89m2
Second floor	41.5m2
Basement	c.40m2
Conservatory	c.15m2

BUSINESS RATES

VOA Website 2017 Assessment
Rateable Value: £18,000

EPC

An EPC has been commissioned and is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.



PRICE & VAT

The Freehold is offered for sale at a price of £285,000. Vat will not be charged.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Chown Commercial

Stephen Chown

Chown Commercial

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