

FOR SALE

Guide price: £350,000

**7 Market Square
Northampton
NN1 2DL**

A rare opportunity to acquire a freehold shop / office in the heart of Northampton Town Centre.

LOCATION

The property is located on the west side of the Market Square amongst existing retailers such as Michael Graham, Barclays Bank, The Halifax, Snappy Snaps & Coral.

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 accommodation comprises a ground floor shop over basement storage with three floors of offices above. Tidy WC and well fitted kitchen.

ACCOMMODATION

Gross Internal Area over basement: 684 Sq Ft (63.6 Sq m)

TERMS

The property is offered for sale by private treaty seeking offers based on a guide price of £350,000 for the unencumbered freehold interest.

RATES

Rateable Value: £8,300

Potential to benefit from Small Business Rates Relief



SERVICES

We understand that all mains services are available to the building including both single and phase 3 electricity although gas is not currently connected. The property is alarmed.

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 joint Sole Agents:

STEPHEN CHOWN / ELLIOT HALLIWELL
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