

## FOR SALE

Guide price: £300,000

81 St.Giles Street  
Northampton  
NN1 1JF

A rare opportunity to acquire a freehold close to Northampton Town Centre.

### LOCATION

The property is located on the north side of St Giles Street, close to the heart of the town centre. 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 all the usual services and facilities in the Town Centre.

### DESCRIPTION

The accommodation comprises a Grade 2 red brick Listed Office building dating from the late 19<sup>th</sup> Century in Carolean style under a slate roof covering. There are offices on 5 floors and tidy WCs and kitchen. There is a small garden to the rear.

### ACCOMMODATION

Net Internal Office Area: 254.2m<sup>2</sup> (2,736 Sq.Ft.)

### TERMS

The property is offered for sale by private treaty seeking offers based on a guide price of £300,000 for the unencumbered freehold interest.

### RATES

Rateable Value: £13,750



### SERVICES

We understand that all mains services are available to the building including single phase electricity, water, drainage and gas

### 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 Agent:

**STEPHEN CHOWN**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

