

FOR SALE

Guide price: £449,500
will consider long term let

**Letts Road
Far Cotton
Northampton
NN4 8HQ**

LOCATION

The property is situated just south of Northampton on a popular trading estate with easy access to the M1 via the A45 and A43.



DESCRIPTION

The property occupies a secure site comprising 0.3 acres (0.12 ha)

The ground and first floor of the building provide showroom and warehouse accommodation plus ancillary air conditioned offices. The site offers space for parking, loading or external storage

ACCOMMODATION

Ground & 1 st floor Showroom & Warehouse	889m ² (9,750 Sq.Ft.)
Rear Ground Floor Store	128m ² (1,380 Sq.Ft.)
Total:	11,130 sq ft. (1033 m²)



TERMS

The unencumbered freehold is offered at a price of £479,500 plus vat if applicable. Please call for details of a proposed letting.

RATES

Rateable Value: £28,000 from April 2017

SERVICES

All mains services are connected.

VAT

VAT may be payable on the price (rent).

COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agent:

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