

FOR SALE

Guide price: £795,000

WAREHOUSE/SHOWROOM

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 2-storey property within a secure yard/site comprising 0.3 acres (0.12 ha)

The ground and first floor of the building provides well-lit showroom and warehouse accommodation plus ancillary air-conditioned offices and lift to first floor. 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)

EPC: EPC Available upon request



TERMS

The unencumbered freehold is offered at a guide price of £795,000 plus vat if applicable.

RATES

Rateable Value: £28,000 from April 2017

SERVICES

All mains services are connected.

VAT

VAT is not payable on the price.

COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agent:

Stephen Chown

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