

## FOR SALE \* OR TO LET

- \* Long Leasehold - £500,000
- Rent: £40,000 pa exclusive

**THE MANOR HOUSE**  
**SQUIRES HILL**  
**ROTHWELL**  
**NN14 6BQ**



### LOCATION

The property is located in the town centre of Rothwell, 15 miles north of Northampton and 23 miles south of Leicester with access to the major road network via the A6 and the A14.

### DESCRIPTION

Standing just to the west of the parish church and opposite a park containing mediaeval fishponds, the Manor House is a mid-18<sup>th</sup> Century Grade II\* listed building with an elegant stone façade incorporating Roman, Doric and Ionic columns.

The premises provide well-fitted, fully carpeted character office space. Each floor has WC and kitchenette. There is a security controlled reception. Heating and cooling is installed in parts of the building. Adjacent to the building is secure parking space for 12 cars within a landscaped garden area. There is a single storey annexe.

### ACCOMMODATION

Ground floor	1,664 Sq Ft	
First floor	1,633 Sq Ft	
Second floor	400 Sq Ft	
Annex	314 Sq Ft	
<b>Net lettable office area</b>	<b>4,013 Sq Ft</b>	<b>(372.8 m2)</b>

### TERMS

The premises are available on a new lease drawn on internal repairing and insuring terms. Rent £40,000 per annum exclusive. Alternatively, the residue if the Long Leasehold interest may be purchased.

### RATES

VOA Website 2010 Assessment  
Rateable Value £32,500

### EPC RATING

An EPC has been commissioned and is available upon request.

### SERVICES

Gas, Electricity, Water and Drainage

### VAT

VAT will be charged if applicable

### LEGAL COSTS

Each party to bear their own legal and surveyor's costs.

### VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the joint agents:

#### **Stephen Chown**

Chown Commercial  
Tel: 01604 604050  
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#### **Kevin O'Dell**

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