

INVESTMENT FOR SALE

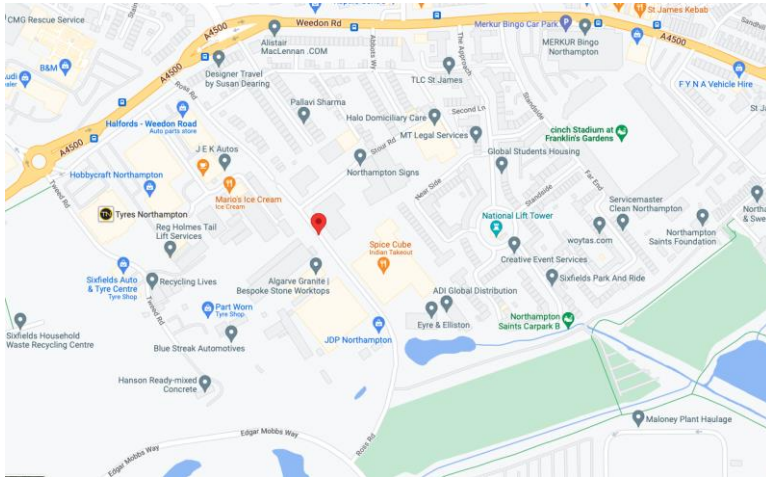
Guide price: £600,000

WELL LET INDUSTRIAL UNIT WITH PARKING

1 Ross Road
Northampton
NN5 5AX

LOCATION

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



DESCRIPTION

A terraced industrial property providing ground and first floor (including mezzanine) accommodation with heating, lighting and security.

On-site parking for 3-6 cars.

ACCOMMODATION

Ground floor	355 m2 (3821 Sq.Ft.)
First floor office	171.91m2 (1850 Sq.Ft.)
Mezzanine storage	76.52m2 (823 Sq.Ft.)
Total:	603 m2 (6490 Sq Ft.)



TERMS

The unit is let for a term of 5 years from 1 December 2024 to Engineered Foam Products Limited, an A-rated company on Creditsafe. Rent £48,000 per annum exclusive.

The freehold is offered at a guide price of £600,000

Yield c.8% gross

RATES

Rateable Value: £27,750 from April 2023

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
Chown Commercial
Tel: 01604 604050

