





For Sale

105 High Street, Rushden, NN10 0NZ

 £750,000 for the Freehold

 11,000 Sq Ft / 1,021.9 Sq M

 Full planning permission has been granted for the redevelopment of 105 High Street, Rushden, involving the demolition of the existing former public house and the construction of a new mixed-use town-centre scheme. The approved development allows for new three- and two-storey buildings on the site, delivering a combination of residential and commercial accommodation in a prominent High Street location. Consent was granted by North Northants Council on 17 April 2026 under planning reference 25/01019/FUL.

 The approved scheme provides nine residential apartments, two ground-floor retail units fronting High Street, and two office units positioned to the rear above the carport. The permission also includes the supporting infrastructure required for the development, including access arrangements, 16 covered parking spaces accessed from West Street, cycle storage, refuse and recycling provision, and external landscaping.

For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX



105 High Street, Rushden

Consented Scheme — GDV Summary

GDV Component	Value
8 open-market apartments	£1,889,745
Plot 1 — proposed 5-bedroom HMO	£396,000
2 retail units	£489,750
2 office units	£192,500
Total GDV	£2,967,995

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Location

Rushden is a well-established market town in Northamptonshire, benefiting from excellent connectivity via the A6 and A45 road networks, providing convenient access to Northampton, Wellingborough, Bedford, and the wider region. The town offers a comprehensive range of retail, leisure, and public amenities, supporting a strong residential and commercial catchment. The property's central High Street location ensures excellent accessibility and visibility, making it well-positioned to benefit from ongoing investment and regeneration within the town centre.

Terms & Tenure

Offers are invited for the freehold interest in the property.

Accommodation

Planning Approved for : 8 Apartments | 5 bed HMO | 2 Retail | 2 Offices
Total : 11,000 Sq Ft / 1,021.9 Sq M

Rates

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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EPC

The EPC rating for the property is E.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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