

For Sale

Mixed Use Commercial and Residential Premises

1-3 Harlestone Road
Northampton NN5 7AE



- Prominent location
- Includes tenanted, two bedroom flat on first and second floors
- Offices on the ground and upper floors
- Development potential (subject to obtaining all relevant consents)

For Sale Offers in the region of £285,000

Location

The property is prominently located on the corner of Weedon Road and Harlestone Road close to the junction with St James Road which is one of the principle arterial routes leading into Northampton town centre. There is good access via the A4500 and A428 to the Northampton ring road system which connects with the A45 dual carriageway and M1 at junctions 15 and 15A.

The surrounding locality comprises a mixed range of commercial and residential properties. Northampton Saints Rugby Club is situated nearby as is the Railway Station which provides a regular service to London Euston and Birmingham.

Accommodation

The property comprises a three storey, building of brick construction standing beneath a pitched roof. The ground floor and part first floor accommodation is currently vacant but has previously been used as an office with the existing layout providing a number of individual rooms together with kitchen and WC facilities. The main entrance is gained via doors fronting onto Harlestone Road. A good level of natural light is provided through windows incorporated within the principle elevations.

The accommodation includes a tenanted, two bedroom flat on the first and second floors. This flat is independently accessed via an entrance situated to the rear of the building. There is also an enclosed yard to the rear of the property.

Areas

| | Sq Ft | Sq M |
|----------------------|--------------|---------------|
| Offices/AncillaryGF | 768 | 71.35 |
| Offices/Ancillary FF | 258 | 23.97 |
| Offices/Ancillary SF | 211 | 19.6 |
| Flat (areas TBC) | | 0 |
| TOTAL | 1,237 | 114.92 |

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Offers in the region of £285,000

Terms

The premises are available freehold. The flat is currently let by way of an Assured Shorthold Tenancy at a current rent of £630 per calendar month. Further details are available upon request.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

This rateable value relates to the commercial accommodation.

Rateable Value: £8,100

Rates Payable:£0

Legal costs

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

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

Residential - E (39)
Commercial - TBC

Services

We understand that all mains services are available to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149



[View Location](#)



RICS



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Underwoods LLP
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: 01604 404 060
Web: underwoods.co.uk