FOR SALE FREEHOLD:

Business / Office / Trade Counter / Storage Unit + Large yard on c0.33 acre plot

39-41 Sanders Rd, Finedon Rd Industrial Estate, Wellingborough, Northants NN8 4NL

- Approx. 3,246 sq ft (301.5 sq m) GIA
- Suitable for a variety of uses
- Small detached buildings & yard on a large site
- Freehold price £475,000 exc

LOCATION

Approximately 10 miles east of Northampton, Wellingborough has good road communications, being close to the A45 dual carriageway link with the M1 Motorway at Junction 15, 15a and 16. It is also ideally situated for the east coast ports via the A14 (A1/M1 Link Road). Milton Keynes is approximately 30 minutes' drive; with Birmingham approximately 50 minutes' drive. Nearby, Wellingborough also benefits from a direct rail link to London St Pancras with a journey time of approximately 50 minutes which runs twice hourly.

ACCOMMODATION

The property comprises of two detached single storey business units with concrete floors and cavity brick wall elevations under insulated monopitch roofs. They occupy a prominent location with full road frontage on a large self-contained plot

Internally, both buildings are well-specified – each having office / workshop areas, meeting rooms, kitchen and WC facilities.

The larger unit (No 39) also benefit from a higher bay storage / workshop area (approx. 3.8m height) with loading door access.

Externally, the property has a large tarmac parking / loading area to the front (which could be fenced off if required), and extensive stoned up yard areas to the rear, the perimeter of which has a palisade fence and gate.

Whilst the property is being sold as a single lot, it would lend itself to being split into two, should a new owner wish to occupy one unit and rent out the other as an investment property

Equally, in the past the two units were in fact one and this layout could be reinstated by way of infilling the gap that currently exists between the two buildings

Summary of areas

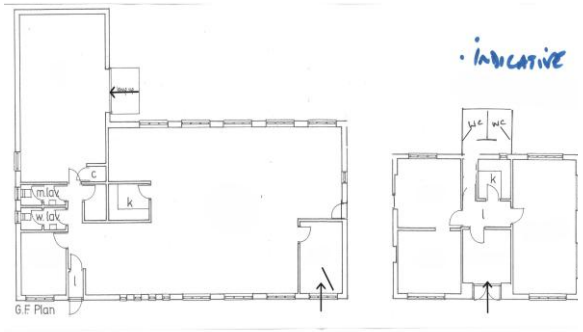
39 Sanders Rd	2,307 sq ft	(214.3 sq m)
41 Sanders Rd	939 sq ft	(87.2 sq m)
Total approx.GIA	3,246 sq ft	(301.5 sq m)

Site area approx. 0.33 acre / 14,500 sq ft / 1,341 sq m

TENURE

The property is for sale on a freehold basis

The initial guide quoting price is £475,000 exclusive of VAT



ALL ENQUIRIES
prop-search.com
01933 22 33 00

VAT

The agents believe that VAT at the prevailing rate is applicable to the price, and this should be assumed unless confirmed otherwise

PLANNING / PERMITTED USE

Applicants should make their own enquiries with respect to planning, although the property has been used for the last 15+ years for offices, workshop, storage and open storage

BUSINESS RATES

The property is currently under one rating assessment. That assessment is most likely able to be split in two thus allowing for the potential of some small business rates relief.

Rateable value 2025/2026: £22,750
Rates payable 2025/26 £12,500 approx

EPC

The property has two EPCs:

- 39 Sanders Lodge has a C68 EPC rating
- 41 Sanders Lodge has a D89 EPC rating
- Both expire in 2035

SERVICES

Mains services are connected to the property including 3-phase electricity (NB: there is a separate electricity supply into each building) , water and mains drainage. Gas is available to the property. None have been tested by the agent

LEGAL COSTS

Each party is to bear their own legal costs subject to a solicitor's undertaking from the purchaser capped to £2,500+ VAT to contribute to the vendor's reasonable abortive legal and professional costs, should the purchaser withdraw once solicitors are instructed and draft contracts are raised.

VIEWING

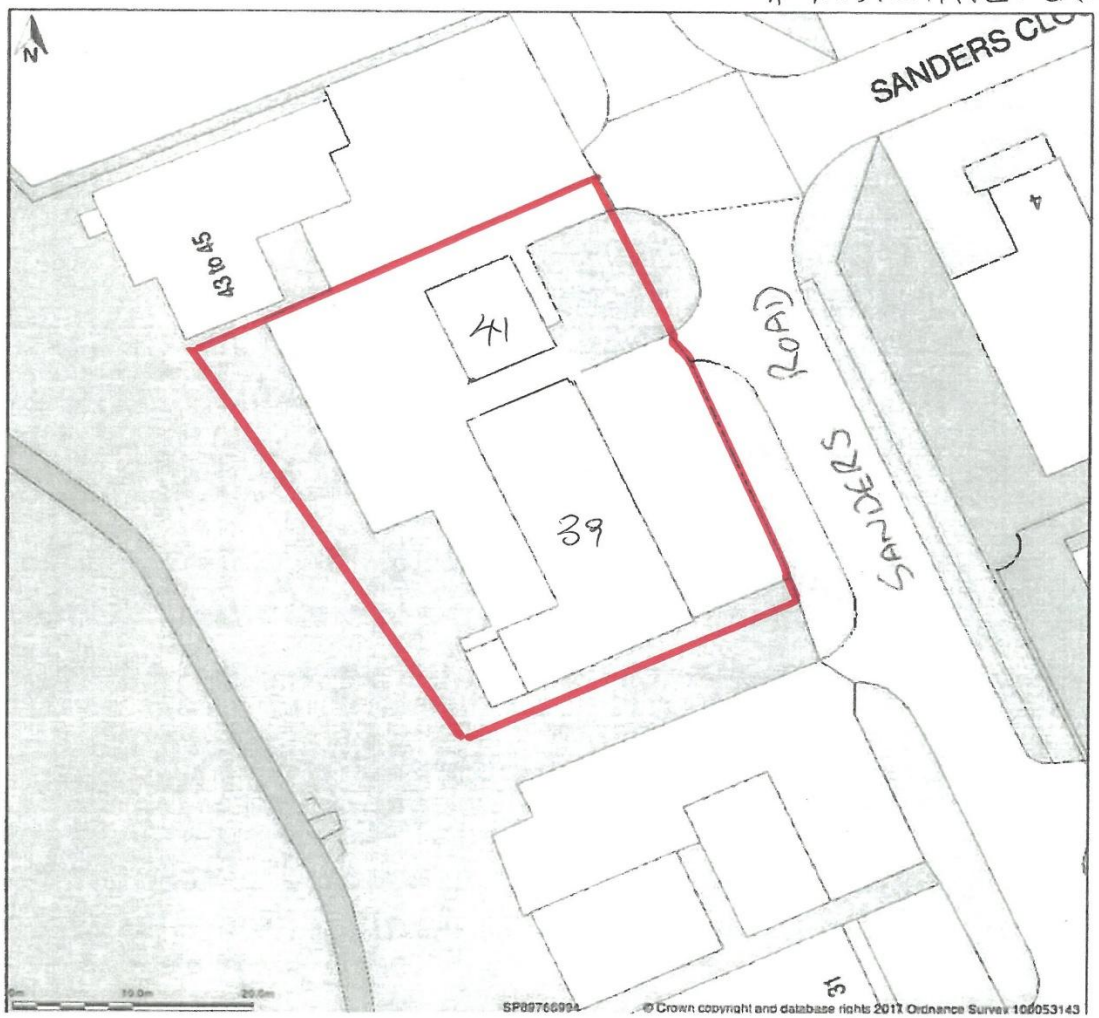
To view and for further details please contact:

Chris Billson
Email: cb@prop-search.com
Tel: 01933 223300

DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed

39-41, Sanders Road, Wellingborough, Northamptonshire, NN8 4NL

* INDICATIVE PLAN *



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