

FOR SALE

8,310 Sq Ft



77 KING EDWARD ROAD, NORTHAMPTON, NN1 5LY

MIXED USE SITE WITH DEVELOPMENT POTENTIAL STP

- 2 Retail units
- Warehouse space
- On site parking
- Additional land



77 KING EDWARD ROAD, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 5LY

77 King Edward Road comprises three linked sections of building that can be occupied individually or as one. Being located in the popular Abington residential area (close to Abington Park) the site has development potential subject to planning.

To the front of the property, facing King Edward Road, are two retail units comprising

Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

King Edward Road is close to the popular Wellingborough Road retail area and Abington Park, only 2 miles from Northampton Town Centre

Accommodation

The retail units can be occupied separately to the the warehouse although share emergency exits. Each section of the property has its own WC's, utility supplies and rateable values.

	Sq Ft	Sq M
Retail Unit 1	912	84.72
Retail unit 2	1,298	120.58
Warehouse	6,099	566.6
TOTAL	8,310	772

Services

Electricity, Gas, Water & Drainage

Legal Costs

Each party to bear their own legal costs in the transaction

Additional Information

Price

£1,000,000

Viewing

Viewing strictly by prior appointment with:

Stephen Chown
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