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LONG LEASEHOLD INTEREST

999 YEARS FROM FEBRUARY 2010

**Eddisons**

Incorporating Budworth Hardcastle



**ALEXANDRA ROAD, CORBY, NORTHANTS, NN17 1PT**  
**COMMERCIAL/RESIDENTIAL LAND**

**Price: Offers in the region of £215,000 exclusive**

- Planning permission obtained for ground floor retail/office (could be split into two) and 7 upper floor apartments.

## LOCATION

Corby is one of the main towns in North Northamptonshire.

The town is accessed primarily by the A6003/A427 and the A43. The town is approximately 6 miles from the A14 (A1/M1) link road to the south at Kettering.

Corby has a mainline train link running a service to London St Pancras International in approximately 1hr 15 mins.

The site is located adjacent to the town centre as can be seen on the plan.

## DESCRIPTION

The site fronts on to Alexandra Road with the vehicular access to the rear of George Street.

The topography of the site is generally flat.

## SERVICES

We understand that all mains services are available to the site from the main roads but any prospective purchasers should make their own enquiries to the statutory authorities to be satisfied that they are available for their requirement.

## ACCOMMODATION

The planning permission has been obtained for ground floor commercial unit and seven flats above ranging from 37.38 sqm, (402 sq.ft.) – 49.96 sqm (537 sq.ft.).

## PLANNING

The property has obtained planning permission under the Appeal Reference: APP/U2805/A/09/2110045 further to the Application Reference: 08/00394DPA in August 2008 being refused.

Consent has been obtained to construct seven residential flats over a ground floor commercial area.

The development is considered as commenced. Copies of the Appeal decision are available to interested parties.

## PRICE

Offers are sought at £215,000 exclusive for the long leasehold interest.

## VAT

All figures that are quoted are exclusive of any VAT that is applicable.

## TENURE

Long leasehold interest.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## VIEWING

Strictly via the Agents Eddisons:

Contact: Mark Budworth

Telephone: 01536 483400

Email: [Mark.Budworth@eddisons.com](mailto:Mark.Budworth@eddisons.com)

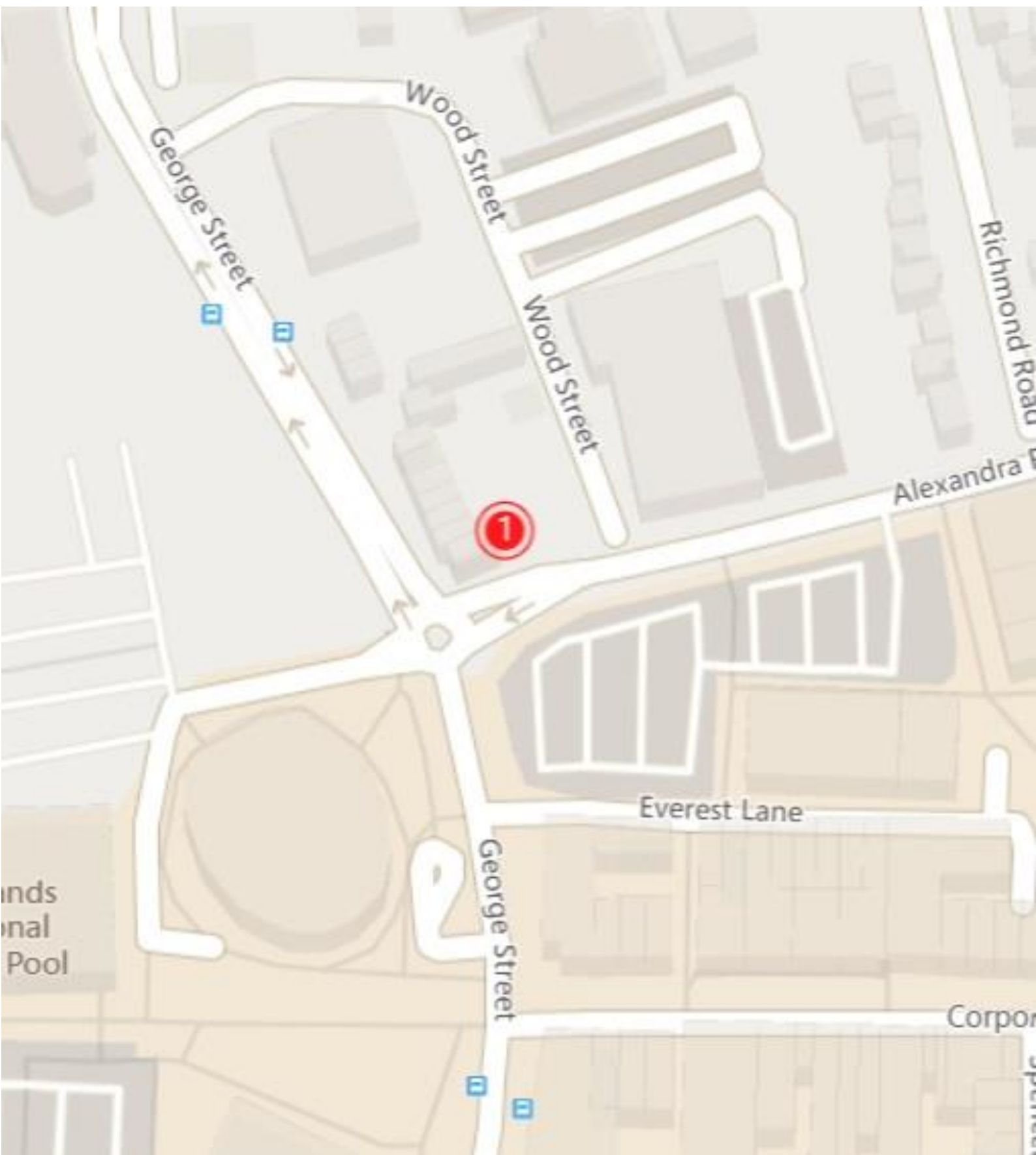
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### Important Information

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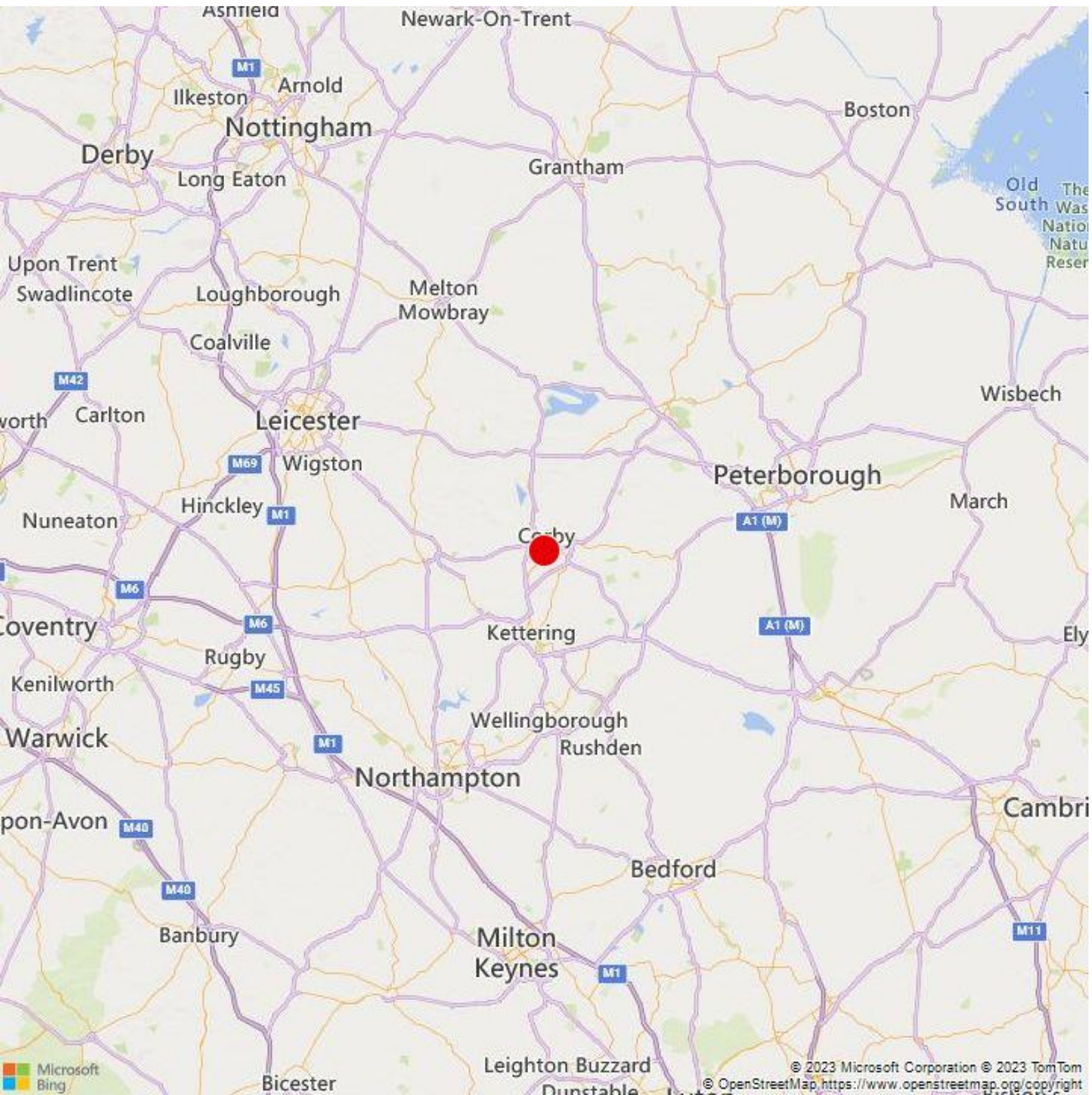
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