

# FOR SALE

## Prominent Freehold Site & Building with Potential

**71-73 Kingsthorpe Road  
Northampton NN2 6HE**



**GUIDE PRICE: £525,000 Offers Invited**

- **Excellent Freehold Redevelopment Opportunity (STPP)**
- **Popular Location Close to the Town Centre & Amenities of Kingsthorpe**
  - **Substantial 4-Storey Building, 2 Storey Workshop & Yard**
  - **To Be Sold with Vacant Possession**

Websites: [www.howkinsandharrison.co.uk](http://www.howkinsandharrison.co.uk); [www.estatesgazette.com/propertylink](http://www.estatesgazette.com/propertylink); [www.novaloca.com](http://www.novaloca.com)

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## LOCATION

The property is situated about one mile north of Northampton town centre on one of the main arterial routes out of the town towards the popular local suburb of Kingsthorpe. The site is on the main road, which gives it quick and easy access to the town centre or to routes leading north.

## ACCOMMODATION

The property comprises a substantial probably Edwardian part solid brick and slate commercial building with workshop to the rear, formerly a tyre fitting centre, but now vacant and available with the potential for conversion to residential accommodation. There are four floors in all with the commercial element viewed from the rear being over ground and first floors with a large two bedroom flat over the second and third floors. There is a yard at the rear with vehicular access from Knightley Road. Neither the property or any part of the site is listed.

We have measured the building and the approximate GIA are as follows:

Accommodation	SQ.M	SQ.FT
Workshop & Offices	600.00	6,446
Two bedroom flat	85.00	913
<b>Total GIA</b>	<b>685.00</b>	<b>7,359</b>

## Guide Price £525,000 - Offers Invited

## PLANNING

We understand that the property has planning permission for B1 light industrial use for the commercial element and residential use for the flat. We recommend interested parties make their own enquiries to the Planning Department of Northampton Borough Council on 01604 837837.

## TENURE

Freehold

## SERVICES

We are advised that main services are connected to the property, including mains water, drainage and

electricity, gas and confirm that the Purchaser will be responsible for the payment of all services from the date of access.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

## OUTGOINGS

Under the 2017 Rating List the Property is currently assessed at an RV of £26,000 and listed as "Vehicle Repair Workshop and premises".

## VAT

There is no VAT payable on the purchase price.

## VIEWING

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01604 624130. Please contact:

Nigel Underwood

Email: (nigel.underwood@howkinsandharrison.co.uk)

## IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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## Energy Performance Certificate



Flat, 73, Kingsthorpe Road, NORTHAMPTON, NN2 6HE

Dwelling type: Top-floor flat  
 Date of assessment: 12 March 2018  
 Date of certificate: 13 March 2018  
 Reference number: 8658-7827-4270-1252-8992  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 109 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

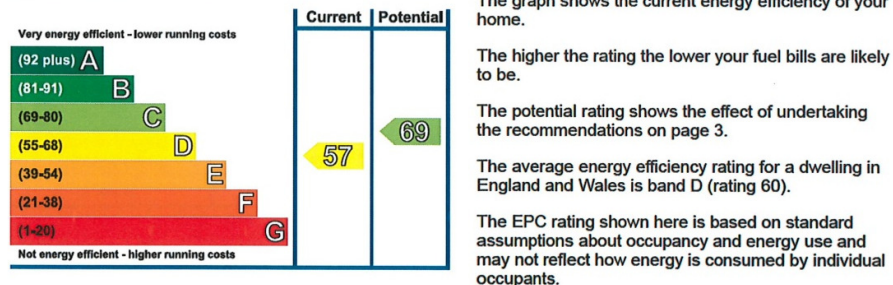
Estimated energy costs of dwelling for 3 years:	£ 3,675
Over 3 years you could save	£ 990

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 279 over 3 years	
Heating	£ 3,057 over 3 years	£ 2,067 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
<b>Totals</b>	<b>£ 3,675</b>	<b>£ 2,685</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 474
2 Internal or external wall insulation	£4,000 - £14,000	£ 513

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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## Energy Performance Certificate Non-Domestic Building



71-73 Kingsthorpe Road  
NORTHAMPTON  
NN2 6HE

**Certificate Reference Number:**  
0520-0338-2389-5027-5006

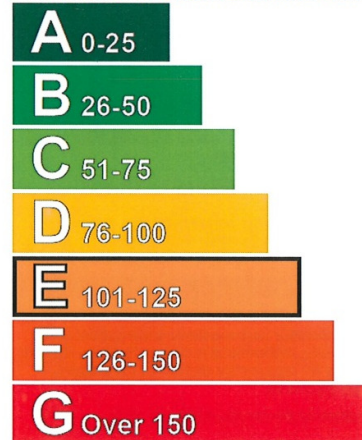
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



◀ **103** This is how energy efficient the building is.

Less energy efficient

### Technical information

**Main heating fuel:** Natural Gas  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 659.9  
**Building complexity (NOS level):** 3  
**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year):** 48.33  
**Primary energy use (kWh/m<sup>2</sup> per year):** 283.31

### Benchmarks

Buildings similar to this one could have ratings as follows:

**37** If newly built  
**103** If typical of the existing stock

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