

FOR SALE

**budworth
hardcastle**

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www.budworthhardcastle.com

185 Kettering Road, Northampton, NN1 4BP

**Ground Floor Retail Unit plus good sized first and
second floor Maisonette**



1,794 SqFt (166.66 SqM)

- ▼ Prominent Location with low vacancy rates.
- ▼ Separately accessed first and second floor maisonette
- ▼ Ground and Lower Ground Floor utilised for Retail Accommodation
- ▼ Ground Floor Accommodation secured on a lease until July 2023.

FOR SALE

Offers in the region of £240,000 exclusive

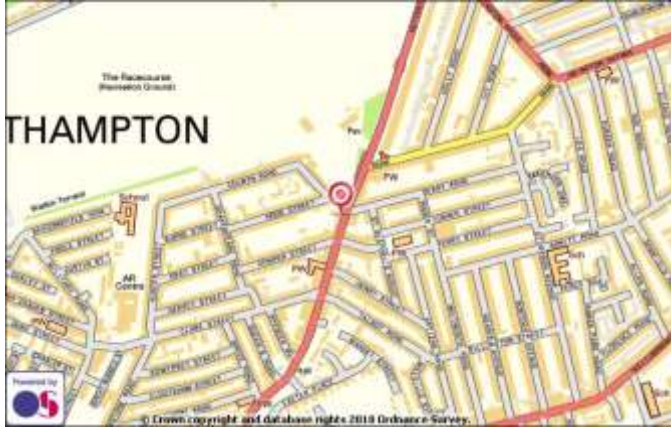
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**6 Riley Road
Kettering
Northamptonshire NN16 8NN**

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LOCATION PLAN



LOCATION

The property is prominently located on Kettering Road close to the Junction with Wellingborough Road near the centre of Northampton.

DESCRIPTION

The ground floor accommodation comprises of a retail unit which has largely open space currently utilised as a sandwich bar. Stairs leading from the interior access to the lower ground floor area which is utilised as a preparation and storage area.

The separate door from Kettering Road leads to the two upper floors which are laid out to provide a kitchen, living room at first floor level and two bedrooms and a bathroom at upper floor level. To the rear of the property is a garden area.

ACCOMMODATION

The property comprises the following accommodation:-

Ground Floor Retail Area: 371 sq ft

Lower Ground Floor: 381 sq ft

First/Second Floor Residential (Gross Internal): 1042 sq ft.

TERMS

The property is offered for sale subject to the existing leases in place at a figure of £240,000 exclusive of VAT. The ground and lower floor retail premises are let on a 10 year lease from July 2013 expiring in July 2023. The rent passing from July 2019 is £9000 per annum exclusive.

The upper floor is let on an Assured Shorthold Tenancy at a rent of £700 per calendar month (£8,400 per annum).

Total current rent roll: £17,400 per annum.

RATES

The ground floor premises have a rateable value of £5,200. The flat is within Council Tax Band A.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

Any figures quoted are exclusive of any VAT that the Vendor may have a duty to charge.

EPC

The retail area has an EPC rating of D(90)

The first and second floor flat has an EPC rating of D(56).

VIEWING

Via the joint sole Agents:

Mark Budworth

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