

DETACHED WAREHOUSE UNIT ON A SITE OF circa 0.37 ACRES

8 - 32 COMPTON ROAD, WELLINGBOROUGH, NORTHANTS NN8 1QG

(Development potential subject to Planning)

FOR SALE / TO LET

Location

The property is situated on the south side of Compton Road at the junction with Talbot Road within a densely populated residential area approximately 1 mile east of Wellingborough town centre. The property is within walking distance of Wellingborough Railway Station, which is operated by Midland Mainline and provides services south to London St Pancras with a journey time of approximately 50 minutes and northwards to Leicester, Derby, Nottingham and Sheffield.

The borough of Wellingborough is located in the eastern part of Northamptonshire and lies approximately 65 miles from both London and Birmingham. Wellingborough is well served by the national road network, with the A45 dual carriageway to the south of the town which leads directly to Junction 15 of the M1 Motorway in a westerly direction and to the A14 at Thrapston, 12 miles to the east. The A509 also provides a route southwards to Junction 14 the of M1 and northwards to the A14 at Kettering.

In 1962 Wellingborough was designated an expanded town and in 1993 an Enterprise Zone was created at Park Farm, which became a simplified Planning Zone in 1994. As a consequence, Wellingborough has since experienced strong growth, with the population growing from 60,000 in 1991 to 82,000 in 2001, which is supported further by a 2009 estimated population for the district of 343,367.

Description

The property comprises a traditionally built industrial/warehouse unit of steel portal frame construction with brick elevations up to a height of circa 3.95 m and steel profile cladding above. The pitched roof is profile asbestos panel clad, incorporating roof lights. The warehouse has been fitted with two manually operated roller shutter doors measuring 13 ft 1 in wide by 13 ft 3 in high and 15 ft 6 in high. The warehouse eaves is 19 ft 4 in / 5.88 m.

In addition to the main warehouse there is a separate self-contained office block arranged over ground and first floors, of brick construction under a flat asphalt roof.



Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

| | | | | | |
|-----------|---------------------------|-------------------------------------|----|--------|----------------------------------|
| Warehouse | Gross internal floor area | 8,184 sq ft / 207.72 m ² | or | Unit 1 | 3,487 sq ft / 324 m ² |
| | | | | Unit 2 | 4,693 sq ft / 436 m ² |
| Offices | | 1,074 sq ft / 100 m ² | | | |

At the front of the building with access off Compton Road there is an enclosed yard area for loading and car parking for approximately 15 vehicles.

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

Rates

The property has the following rating assessments:

| | | |
|---|-------------------------|------------------------|
| 8-16 Compton Road, Wellingborough, Northants NN8 1QG | Warehouse and Premises: | Rateable Value £9,200 |
| 18 – 30 Compton Road, Wellingborough, Northants NN8 1QG | Warehouse and Premises: | Rateable Value £12,750 |
| 32 Compton Road, Wellingborough, Northants NN8 1QG | Offices and Premises: | Rateable Value £5,700 |
| Uniform Business Rate 2011/2012 | - | 43.3 pence in the £ |

Interested parties should verify the above rateable information direct with the Local Rating Authority at Wellingborough Borough Council.

Planning

We understand the property currently has the benefit of existing Planning Consent for B1 Office, B2 General Industrial and B8 Storage Distribution Uses however, enquiries made with the Local Planning Authority indicate that potential exists for the development of the site for residential use in keeping with the surrounding area, subject to Planning Consent.

Interested parties should make their enquiries relating to Planning direct with the Local Planning Authority at Wellingborough Borough Council on 01933 229777.

Terms

The property is being offered freehold at £350,000 (Three Hundred and Fifty Thousand Pounds) subject to contract.

Alternatively the property is available to let on a new lease for a term to be negotiated as a whole at £31,500 pax or:

| | |
|---------|-------------|
| Unit 1 | £12,000 pax |
| Unit 2 | £16,000 pax |
| Offices | £7,000 pax |

Costs

Each party to be responsible for their own respective legal costs.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

A Code of Practice for Commercial Leases

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

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