

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

**162 Wellingborough Road
Rushden
Northants
NN10 9SU**

**FOR SALE FREEHOLD
WITH VACANT POSSESSION**



**Retail / Bike Sales and Servicing Premises
with separate 2 bedroom flat above**

- Prominent corner position
- Separately accessed upper floor flat
- Development potential subject to planning
 - Investment opportunity

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Location

Rushden, with a resident population of 32,148 (2020) is located within North Northamptonshire approximately 15 miles north east of Northampton, 12 miles south of Kettering and 38 miles west of Cambridge.

The town benefits from strong road links and is adjacent to the A45 dual carriageway providing access to Northampton and the national motorway network beyond Junctions 15 and 15a of the M1 approximately 2 miles east of the recently developed and popular retail destination park of Rushden Lakes with over 46 stores, 19 restaurants and 6 leisure facilities.

The subject property is located on the north side of Wellingborough Road (A5001), a primary road into Rushden, at its junction with Montague Street within a mixed commercial and heavily populated residential area.

Description

The property comprises an end of terrace property benefitting from a return frontage to Montague Street with off-road access for potential parking.

The property is of rendered brick construction arranged over ground and first floors under a pitched re-tiled roof.

The ground floor is currently laid out as a motorbike sales area with servicing area to the rear.

The first floor flat is separately accessed from the rear and comprises of two bedrooms, lounge, shower room and kitchen. The flat is fitted with uPVC double glazing and electric storage heaters.

Externally there is potential for off-road car parking and there are two prefabricated garaged which could provide potential to develop two flats, subject to planning.

Accommodation

Ground Floor

Sales Area

Internal width 18 ft 3 in / 5.57 m
 Internal depth 24 ft 7 in / 7.5 m
 Sales area 450 sq ft / 41.8 sq m

Workshop 210 sq ft / 19.5 sq m

Store/Kitchen 117 sq ft / 10.9 sq m

Total Ground Floor Area 777 sq ft / 72.2 sq m

First Floor Flat

Comprises lounge, kitchen, shower room and two bedrooms

Total Gross Internal Floor Area 523 sq ft / 48.5 sq m



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Services

The property is fitted with mains electricity and water supplies with drainage into the mains sewers. Gas is available along Wellingborough Road. The flat is fitted with electric storage heaters.

No services have been checked or tested.

Rating Details

162 Wellingborough Road, Rushden, Northants NN10 9SU
Shop and Premises – Rateable Value £4,800

162a Wellingborough Road, Rushden, Northants NN10 9SU
Flat – Band A

Further enquiries should be directed to Rushden Town Council (tel. 01933 316216).

Terms

The property is available freehold with vacant possession at £250,000 subject to contract.

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.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

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