

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

Busy Main Road Retail / Residential Premises

FOR SALE

**21 Harborough Road
Kingsthorpe
Northampton
NN2 7AX**



- Ground Floor Retail (previously Hairdressers)
- First Floor 2 bed flat
- Rear access / garden / car parking

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Location

The property is situated on the east side of Harborough Road, opposite Thornton Park, close to the Cock Hotel Junction and approximately 2.5 miles north of Northampton Town Centre.

Nearby retailers include Asda, Waitrose and Boots.

Description

A semi-detached property arranged over ground and first floors. The building is of brick construction with pebbledash rendered first floor under a small clay tiled pitched roof.

The ground floor is arranged as two sales areas, kitchen and wc with access to the rear. There is internal access to the first floor living accommodation. To the rear there is a garden area / car parking with access directly off Harborough Road.

Accommodation

Ground Floor

Sales Area 1	5.7 m x 3.58 m	18.3 m ²
Sales Area 2	4.216 m x 3.58 m	15.09 m ²
Kitchen	3.03 m x 5.7 m	17.27 m ²
W.C.		
Total Ground Floor Area		50.66 m² / 545 ft²

First Floor

Lounge	5.19 m x 3.67 m	19.05 m ²
Bedroom 1	2.99 m x 3.19 m	9.54 m ²
Bedroom 2	3.08 m x 3.43 m	10.56 m ²
Shower Room		
Total First Floor Area		39.2 m² / 421 ft²

Services

Mains gas, water and electricity with wall mounted gas fired radiator central heating.

Please note no services have been checked or tested.

Rating Details

Ground Floor Rateable Value	-	£4,550
First Floor Flat	-	Council Tax Band A

Further enquiries should be directed to the local Rating Authority for Northampton (tel: 0300 330 7000).

Terms

The property is available freehold at a guide price of £275,000 subject to contract.

Costs

Each party to bear their own costs throughout.

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.

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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

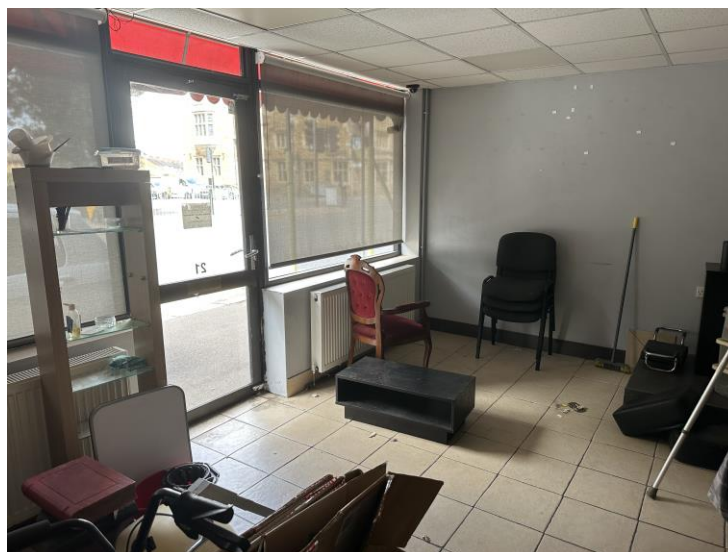
Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
 57a St Giles Street
 Northampton NN1 1JF

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



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