



# HARWOODS

Chartered Surveyors & Estate Agents

**INVESTMENT / DEVELOPMENT POTENTIAL  
GROUND FLOOR LOCK-UP SHOP WITH RESIDENTIAL  
LIVING ACCOMMODATION ABOVE**

**NIA Shop 106.79 sq m (1150 sq ft) approx**



**32 BROAD STREET  
EARLS BARTON  
NORTHANTS  
NN6 0ND**

**FOR SALE – FREEHOLD - £235,000 Subject to Contract**

The property is located on Broad Street in Earls Barton which is the main thoroughfare of the village centre. The property itself is of solid brick construction with pitched and tiled roof, rear single and 2 storey extension. The ground floor shop has double frontage with character features throughout. Floors are a mixture of solid construction and suspended timber joists and boarded. Windows are UPVC double glazed units and the property benefits from a useful conservatory working space to the rear of the ground floor and separate storage outbuilding to the rear of the property. The first and second floors form a self-contained residential flat with modern fit-out having recently been refurbished.

Earls Barton has a population of approximately 5500 people with a wider catchment area from the surrounding villages. Wellingborough town is approximately 3 miles to the east with the railway station providing main line services on the Midland line.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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### **NET INTERNAL AREAS:**

#### Ground Floor:

Retail Area: 63.22 sq m (681 sq ft)  
Workshop/Conservatory: 23.9 sq m (257 sq ft)  
Rear Kitchen & Storage: 19.67 sq m (212 sq ft)

**TOTAL: 106.79 SQ M (1150 SQ FT)**

### **THE PROPERTY:**

#### Ground Floor:

Retail Shop fronting Broad Street, rear Workshop/Conservatory, Separate Kitchen/Storage, Cloakroom/wc. Separate Rear Storage Outbuilding to the rear of the property.

#### Residential Flat:

Stairs accessed by a side alleyway leading to:-

First Floor – Kitchen, 2 Bedrooms, Living Room Area, Bathroom/Cloakroom/wc, leading to:-

Second Floor – 2 Bedrooms, Cloakroom/wc.

Outside – Small courtyard area and rear access. Side access from Broad Street to flat entrance.

### **LEASE:**

Ground Floor Retail – Lease expires on 28 November 2018. Tenant is vacating and has given notice – vacant possession available.

First Floor Residential Flat – Vacant.

### **FOR SALE:**

£235,000 Subject to Contract for the Freehold Interest.

### **SERVICES:**

We understand that mains water, electricity, gas and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

### **BUSINESS RATES:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £5900. You will have to make your own enquiries with regard to rates payable.

The residential flat is in Council Tax Band A and the charge for 2017/2018 is £1025.

### **LEGAL FEES:**

Each party is responsible for their own legal costs in respect of this sale.

### **ENERGY PERFORMANCE ASSET RATING:**

E-111.



Side Elevation



Rear Elevation

669/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods AssocRICS – Tel: 01933-441464  
or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

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**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.