



HARWOODS

Chartered Surveyors & Estate Agents

GROUND FLOOR LOCK-UP OFFICE PREMISES

NIA 33.10 sq m (356 sq ft) approx



**33 – 34 CHURCH STREET
WELLINGBOROUGH
NORTHANTS
NN8 4PA**

FOR SALE - £75,000 FREEHOLD – Subject to Contract

This ground floor office premises is located on the corner of Church Street and High Street with good double frontage and modern office work space. The property benefits from kitchen, cloakroom/wc and basement storage. The office suite has recently been decorated to a good standard with modern lighting, carpeting and internet capabilities and has been used as a recruitment office.

The property benefits from A2 Office Use.

Wellingborough has an estimated population of 76,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:**Ground Floor only:**

Office Space: 33.10 sq m (356 sq ft)
Kitchen: 4.14 sq m (45 sq ft)

TOTAL: 37.24 SQ M (401 SQ FT)

Basement Level: 12.99 sq m (140 sq ft)

THE PROPERTY:**Ground Floor only:**

Entrance Lobby, Step down to:-
Open Plan Office Space, Rear Kitchen &
Cloakroom/wc. Stairs leading down to:-
Basement Level – Storage.

First & Second Floors:

2 Residential Flats owned on long Leasehold Agreements. Annual peppercorn rent is collected by freeholder.

FOR SALE:

£75,000 subject to contract for the freehold interest.

SERVICES:

We understand that mains water, electricity 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:

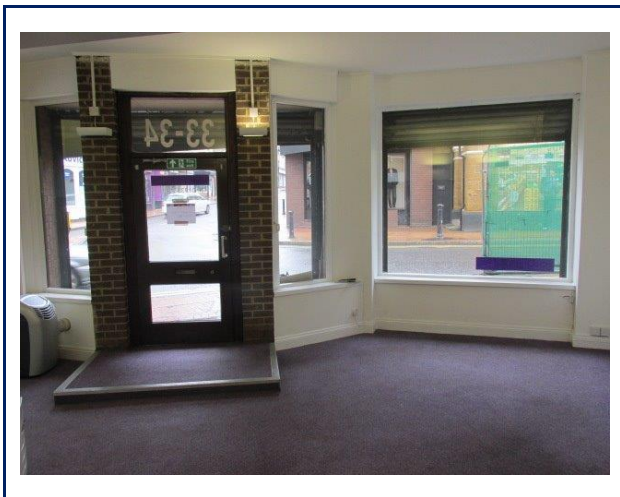
No information is available on the Local Authority and the VOA web site, therefore you will have to make your own enquiries with regard to the rateable value and rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs in respect of this sale.

ENERGY PERFORMANCE ASSET RATING:

Awaited.



676/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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