



HARWOODS

Chartered Surveyors & Estate Agents

DEVELOPMENT OPPORTUNITY

2 STOREY COMMERCIAL PROPERTY LOCATED IN RUSHDEN TOWN CENTRE

Total GIA 159.9 sq m (1721 sq ft) approx



**8A & 8B CHURCH STREET
RUSHDEN
NORTHANTS
NN10 9YT**

FOR SALE – FREEHOLD – OFFERS IN EXCESS of £200,000 Subject to Contract

Located in a prominent position in Rushden town centre this 2 storey mixed commercial property has retail shop on the ground floor and self-contained office to the first floor. Main walls are of cavity brick construction with felt flat roof over. Ground floor has good reverse frontage with timber framed glazed units to ground and first floor levels.

The premises have opportunity for investment or likewise as a development opportunity with Planning Permission for residential conversion to the first floor in place. Planning Permission is available on request.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:

Ground Floor: 77.96 sq m (839 sq ft)

First Floor: 81.94 sq m (882 sq ft)

TOTAL: 159.90 SQ M (1721 SQ FT)

THE PROPERTY:Ground Floor:

L-Shaped Retail Sales Area, Rear Store, Kitchen Area, Cloakroom/wc.

First Floor:

Staircase access from ground floor level, Open Plan Office Area 1, Office 2 Office 3, Office 4, Cloakroom/wc, Storage Area.

FOR SALE:

Offers in excess of £200,000 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 as follows:

8a Church Street:	£3950
8b Church Street:	£7700

You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Purchaser to pay a contribution towards legal fees.

ENERGY PERFORMANCE ASSET RATING:

Ground Floor:	D-100
First Floor:	F-129



Side Elevation

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

682/DJW

**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.