



# HARWOODS

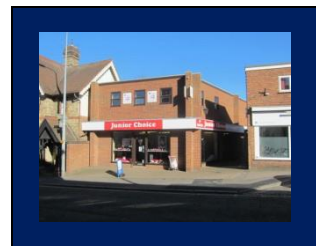
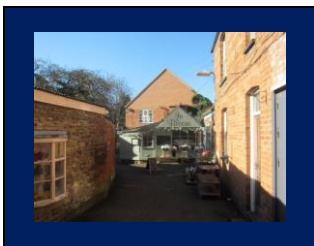
Chartered Surveyors & Estate Agents

## INVESTMENT FOR SALE RUSHDEN TOWN CENTRE



**FOR SALE – FREEHOLD - £1.2 MILLION (Subject to Contract)**

Mixed use site comprising a range of properties including 3 Retail Shops, High Street Bank, Careers Advice Centre, NHS Medical Health Centre and Accountants Office, former Counselling Offices, Storage Premises, Private Car Parking and 2 Residential Apartments.



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

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**Location:**

Rushden has excellent communication links on a local and national level. The A45 westwards to Northampton and the M1 east to Thrapston and the A14, south to Bedford via the A6 and north to the A14 at Kettering (A1-M1 link). Midland main line train service available at Wellingborough which is approximately 5 miles west of Rushden.



**Description:**

The properties front the High Street, Alfred Street and Church Street with Coffee Tavern Lane linking them. This town centre investment is a unique opportunity comprising commercial and residential accommodation.

**The Properties:**

High Street:

- Bank Premises: A2 Use – Fully Tenanted
- Retail Premises: A1 Use – Fully Tenanted
- 2 Residential Apartments:

Alfred Street:

- Office Premises: A2 Use – Vacant
- 2 Premises: D1 Use – Fully Tenanted
- Storage Premises: Fully Tenanted

Church Street:

- 2-Storey Premises:
- Ground Floor: A1 Use – Fully Tenanted
- First Floor: A2 Use – Fully Tenanted

External:

Parking to the rear of Alfred Street for use by 3 surrounding properties.

**Tenure:**

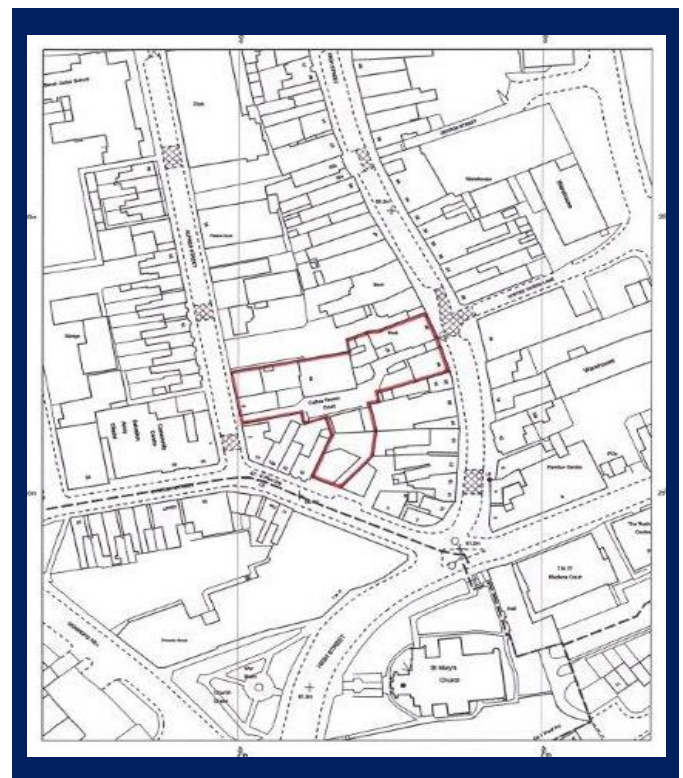
Freehold subject to tenancies detailed on the attached Schedule at a price of £1.2 million exclusive.

**Further Information:**

An information pack is available from the Agents.

**Energy Performance Certificates:**

35 High Street	C - 70
35a High Street	G - 185
37a-37b High Street	G - 184
37-39 High Street	Awaited
6 Alfred Street	E - 123
4 Alfred Street:	D - 96
4a Alfred Street:	C - 69
4b Alfred Street:	G - 351
8a Church Street:	F - 129
8b Church Street:	D - 100



**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.