



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE VIA FORMAL TENDER

(Sealed Bids Only)

GIA 163.80 sq m (1763 sq ft) approx



18A OXFORD STREET, WELLINGBOROUGH, NORTHANTS NN8 4HY

FOR SALE - £220,000 (plus VAT) Subject to Contract for the Freehold Interest

Office premises situated on the corner of Oxford Street and Sharman Road, close to the town centre of Wellingborough with its range of shops and amenities and Morrisons Store which is close by. To the ground floor are 2 offices and kitchen, with basement area. The first floor comprises 3 offices and cloakroom/wc. There is fluorescent lighting throughout including the basement which has 2 windows to the rear.

OPEN DAY – MONDAY 11 AUGUST 2025 BETWEEN 3.30 PM -5.30 PM

(PLEASE CALL HARWOODS OFFICES TO BOOK A 15 MINUTE SLOT BEFORE ARRIVING)

HIGHEST & FINAL SEALED BIDS TO BE SENT TO OUR OFFICES

IN WRITING BY 12 NOON ON FRIDAY 29 AUGUST 2025

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS (approx):

Ground Floor: 52.48 sq m (565 sq ft)
 First Floor: 45.47 sq m (489 sq ft)
 Kitchen: 7.20 sq m (78 sq ft)
 Basement Area: 58.65 sq m (631 sq ft)
 Cloakroom/wc

TOTAL: 163.80 SQ M (1763 SQ FT)

THE PROPERTY:

Ground Floor – 2 Offices, Kitchen, Access to garden at the rear. Access to Basement Area.

First Floor – 3 Offices, Cloakroom/wc.

ENERGY EFFICIENCY RATING: D-90

MAKING AN OFFER:

1. Prospective purchasers should submit their best and final offers to Harwoods, 21 Silver Street, Wellingborough NN8 1AY by **12 NOON ON FRIDAY 29 AUGUST 2025**.

2. Your offer should be submitted in a sealed envelope and should be clearly marked

‘Offers – 18A Oxford Street, Wellingborough’.

3. Please note that offers received by email will not be accepted.

4. The quoted price of £220,000 is offered as a guide price only.

5. When making your offer please provide the following information:-

- Confirm the arrangements you have made to fund the purchase and provide proof of funds sufficient to cover the bid you submit.
- Provide the name and address of the solicitors who will be acting on your behalf.
- Confirm whether the offer is subject to results of any site survey or similar investigation.

6. The sellers reserve the right to accept or reject any offer as they see fit and it should be noted that the sellers may not consider the highest offer received to be the best offer.



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk

792/SW

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.