



HARWOODS

Chartered Surveyors & Estate Agents

INVESTMENT OPPORTUNITY

OFFICE PREMISES WITH SELF-CONTAINED FLAT OVER

TOTAL NIA 185 sq m (1991 sq ft) approx



**24 OXFORD STREET & THE FLAT, 24 OXFORD STREET
WELLINGBOROUGH
NORTHANTS
NN8 4JE**

FOR SALE - £270,000 Subject to Contract for the Freehold Interest

The property is situated on the outskirts of Wellingborough town centre close to local shops and amenities as well as Morrisons Store.

The premises comprise 5 offices on the ground floor plus storage, and 3 offices plus kitchen and cloakroom/wc on the first floor. There is also a one bedroom self-contained residential flat which is tenanted on a rolling Assured Shorthold Tenancy. The property has fluorescent lighting throughout, gas radiator central heating and is well presented both internally and externally.

Use of the property is under Class B1 of the Use Classes Order 1987

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
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NET INTERNAL AREAS (approx):**Ground Floor:**

Office 1:	19.03 sq m	(208 sq ft)
Office 2:	14.83 sq m	(160 sq ft)
Office 3:	7.83 sq m	(84 sq ft)
Office 4:	7.75 sq m	(83 sq ft)
Office 5:	17.26 sq m	(186 sq ft)
Storage:	19.11 sq m	(206 sq ft)

First Floor:

Office 1:	17.21 sq m	(185 sq ft)
Office2:	12.66 sq m	(136 sq ft)
Office3:	8.34 sq m	(90 sq ft)
(plus Cloakroom/wc & Kitchen Area)		

THE PROPERTY:

Ground Floor – 5 Offices, Storage.

First Floor – 3 Offices, Kitchen, Cloakroom/wc. Residential Flat.

TENANCY AGREEMENT:

The tenant's agreement is currently periodic and will require 2 month's notice given to the tenant to regain possession.

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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 Gov.UK the property has a rateable value of £7300. The flat above is in Council Tax Band A. You will have to make your own enquiries with regard to rates and Council Tax payable.

ENERGY EFFICIENCY RATING:

Awaited.

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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

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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.