



# HARWOODS

Chartered Surveyors & Estate Agents

## INVESTMENT/REDEVELOPMENT OPPORTUNITY



**1 MULSO ROAD  
FINEDON  
NORTHANTS  
NN9 5DP**

**FOR SALE - £350,000 Subject to Contract for the Freehold Interest *and*  
Subject to Tenancies**

The property comprises a two storey detached house with a vehicular access under part of the first floor accommodation leading into a rear yard area with two commercial buildings, one used for general storage and one presently occupied as a car tyre fitting bay.

There are a range of local facilities within Finedon with a more comprehensive range available in the nearby towns of Wellingborough and Kettering.

Finedon is well sited for road communications to other parts with convenient access on to the A6 which in turn provides access to the county's wider main road network. Main line railway services are available from both Wellingborough and Kettering Railway Stations.

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## **THE PROPERTY COMPRISES:**

### **Residential House:-**

**Ground Floor** – Entrance Porch, Lounge/Kitchen, Dining Room, 2 Conservatories.

**First Floor** – Landing, Master Bedroom with door leading to a Further Bedroom over the Alley, Bedroom 2 with Dressing Room, Bedroom 3, Bathroom.

Floor Area – 164 sq m (1765 sq ft) approx.

**Tyre Bay** – Office, Cloakroom/wc.

Floor Area – 127 sq m (1367 sq ft) approx.

**Garages** – 106 sq m (1141 sq ft) with 2 roller access doors.

### **TENURE:**

The property is freehold with vacant possession of the house only. The commercial premises are presently let and details of tenancies can be obtained upon application.

The Tyre Bay has a rent of £8064 per annum.

The Garages have a rental of £200 per calendar month (£2400 per annum).

## **SERVICES:**

We understand that mains water, electricity, gas and drainage are connected to the house with gas fired central heating.

There is mains electricity, water and drainage connected to the tyre bay unit and electricity to the garages.

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 website the house is in Council Tax Band C.

The garage and premises have a rateable value of £8100. Details are provided by the Valuation Office Agency (VOA).UK. You will have to make your own enquiries with regard to rates payable.

## **ENERGY EFFICIENCY RATING:**

Energy Performance Certificates are currently being prepared for both the residential house and commercial premises.



Garages



Workshop

## **TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

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