



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE / INVESTMENT OPPORTUNITY

NIA 83 sq m (892 sq ft) approx



80 Main Road, Earls Barton, Northants, NN6 0HJ
FOR SALE £280,000

Harwoods are pleased to offer this investment opportunity a semi-detached commercial building, with a large separate commercial yard, double garage, and two containers used previously as offices. The property is situated on the A4500 on the Main Road, close to Wellingborough and Northampton town centres. The property comprises 83 Sq. Meters which is 892 sq. ft and attached to large private yard. 465 Sq. Meters which is 5000 sq. ft.

Fittings and decorations

Internally and externally the property is well presented. The property has a front and side facing windows and fluorescent lighting, a rear garden enclosed.

Use of property will be under E of the Use Classes Order 1987

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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

NET INTERNAL AREA:

Ground Floor:	43 sq m	462 sq ft
First Floor:	40 sq m	430 sq ft
Gross Internal:	83 sq m	892 sq ft
Outside (Yard):	465 sq m	5000 sq ft

THE PROPERTY:

Ground Floor – Reception area, large kitchen, storage, shower & WC.

First Floor – Two double rooms, third single, WC.

External – Yard, forecourt parking, double garage, two containers.

LEASE DETAILS:

The property offers 3 individual tenants.

Green Chilli lease from 2017 to 2032

£8800pa FRI

Rent review at the expiry of the third year and each period of 3 years thereafter of the term.

Yard- £9,000pa

Garage / containers - £2,400pa

Total rental income £20,200pa

PREMIUM:

None

SERVICES:

We understand that mains water, electricity 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:

01/04/2023 to present – (make own enquires)

From information supplied from the Gov.UK website the rateable value of the premises.

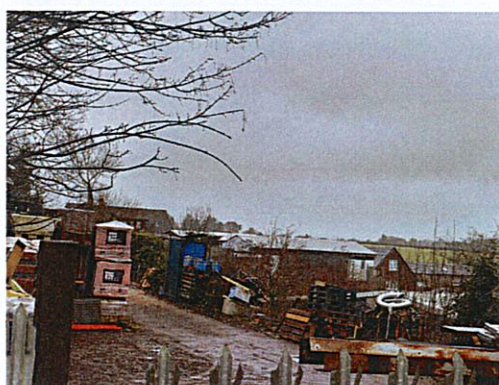
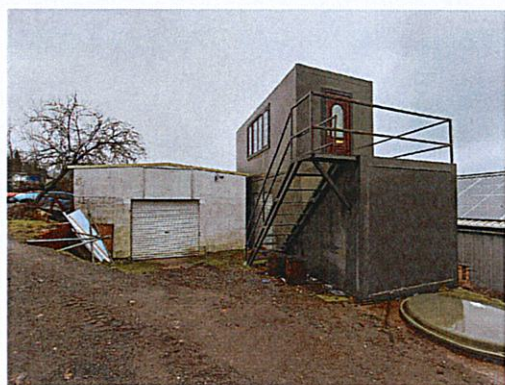
You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party responsible for own legal fees.

ENERGY EFFICIENCY RATING:

ECP- Awaiting

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

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

797/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.