



# 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

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**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.

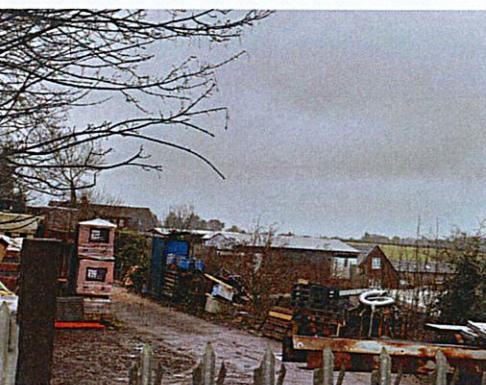
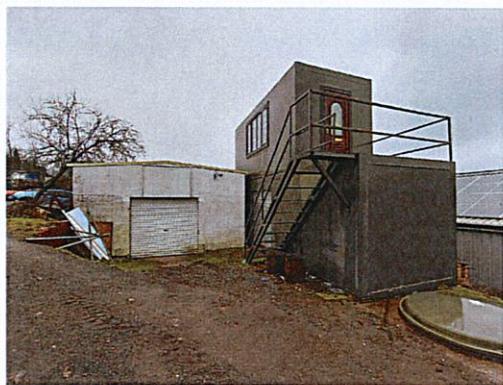
Yard- £9,000pa

Garage / containers - £2,400pa

Total rental income £20,200pa

**PREMIUM:**

None

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

797/SW

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

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