



# HARWOODS

Chartered Surveyors & Estate Agents

**FOR SALE WITH VACANT POSSESSION / INVESTMENT OPPORTUNITY**

**NIA 56.44 sq m (607 sq ft) approx**



**90 Cecil Road, Northampton, NN2 6PQ**

**FOR SALE £161,995**

The property forms a detached showrooms single storey with frontage and two elevations facing Kingsthorpe Grove Road. The Showrooms comprises 56.44 Sq. Meters which is 607 sq. ft and attached to 12 single garages approx. 12.7 Sq Meters which is 139 sq. ft which all run along Cecil Road and directly onto the pavement. The property also has a small forecourt at the rear approx. 28 sq. meters which is 304 sq. ft.

**Fittings and decorations** – The showroom area is open spaced with a wide opening door to allow vehicle access.

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

Use of property will be under Sui Generis of the Use Classes Order 1987

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREA:**

Ground Floor: 56.44 sq m 607 sq ft  
12x Garages: 12.97 sq m 139 sq ft  
  
Gross Internal: 56.44 sq m 607 sq ft

**THE PROPERTY:**

Ground Floor – Detached showrooms single storey with frontage two elevations, 12 Single garages

External –12 x Garages, on street parking

**SALE:** £161,995

**PREMIUM:**

None

**LEGAL FEES:**

Each party responsible for own legal fees.

**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.

**ENERGY EFFICIENCY RATING:**

EPC-Awaited



**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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