

**ON THE INSTRUCTIONS OF
COTTONS CHARTERED ACCOUNTANTS
WHO ARE MOVING TO LARGER PREMISES**

**PRELIMINARY PARTICULARS IN RESPECT OF
FREEHOLD OFFICES WITH PARKING**

**REGENCY HOUSE 3 ALBION PLACE
NORTHAMPTON NN1 1UD**



An opportunity to acquire an attractive Grade II Listed period office building in an excellent location – scope for residential use subject to the necessary consents

- **Approximately 2,086 sq ft**
- **Up to 10 site car spaces (tandem parking)**

**OFFERS ARE SOUGHT IN EXCESS OF £300,000 FOR THE
FREEHOLD INTEREST WITH VACANT POSSESSION**



LOCATION

The property is prominently situated in Albion Place in the heart of Northampton town centre close to a number of amenities including shops, restaurants and car parks. It is also in close proximity to the Derngate and Errol Flynn Filmhouse Complex

The town has seen a number of major initiatives including the Cultural Quarter, new bus station, new railway station, the Northampton Waterside Enterprise Zone, the new £330M university development as well as Project Angel which will relocate the County Council HQ back to the town centre.

DESCRIPTION

An attractive end of terrace Grade II Listed building of solid brick under a pitched roof.

The property has the following approximate net internal areas:

Lower Ground Floor	325 sq ft
Ground Floor	569 sq ft
First Floor	478 sq ft
Second Floor	462 sq ft
Third Floor	252 sq ft
Total	2,086 sq ft

RATES

We understand the property has a Rateable Value of £18,250 however all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council, Rating Department on 01933 231691.

SERVICES

We understand that all mains services are available at the property, however these have not been tested.

PLANNING

We understand the premises has the benefit of an existing Planning consent for offices. The property could easily be converted to its original residential use – usual consent required..

TERMS

The property is available by way of offers in excess of £300,000 for the freehold interest with vacant possession.

VAT

We understand no VAT will be levied on the sale price.

Ben Coleman Associates ("BCA") for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: (i) these particulars are given without responsibility of BCA or the Vendors or as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) BCA cannot guarantee the accuracy of any description, plans, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchaser or tenant should not rely on them as statements or representations of fact; (iii) No employee of BCA (and their joint agents where applicable) has any authority to make or give any representation or warranty or to enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchaser or lessees must satisfy themselves as to the correct VAT position, if necessary by taking appropriate professional advice; (v) Except in respect of death or personal injury caused by the negligence of BCA, its employees or servants, BCA will not be liable, whether in contract or otherwise howsoever, for any loss arising from the use of these particulars save to the extent that any statement made in these particulars has been made fraudulently by BCA.

For viewing and further information please contact the sole agent:

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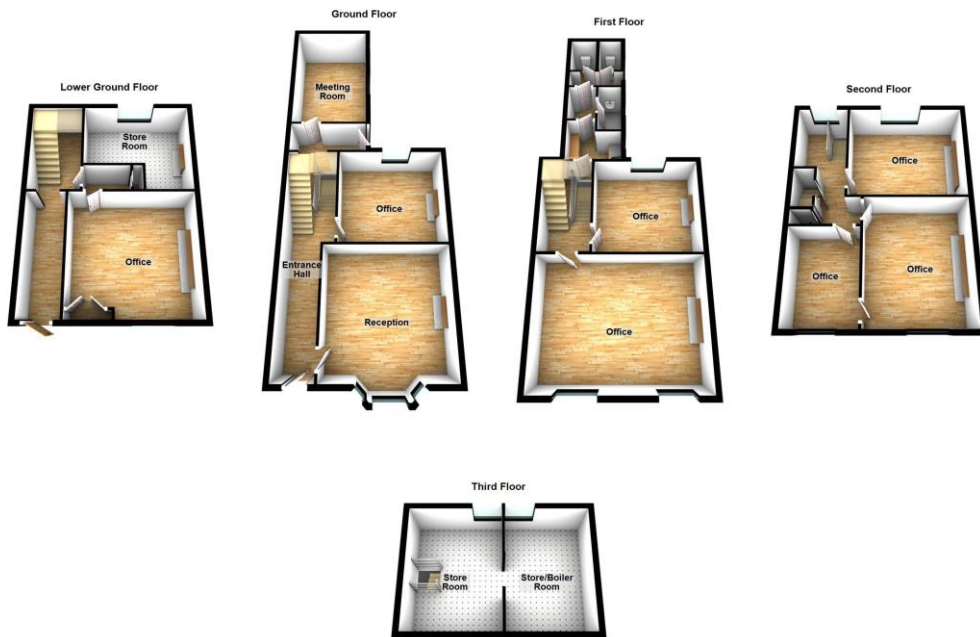
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If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

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