



ORIEL HOUSE • 55/57 SHEEP STREET • NORTHAMPTON • NN1 2NE



TOWN CENTRE OFFICES **FOR SALE/TO LET**

10,042 SQ FT (932.93 SQ M)

- Grade II Listed Building
- 14 on-site car spaces
- Full consent for change of use to 14 residential units – see over.

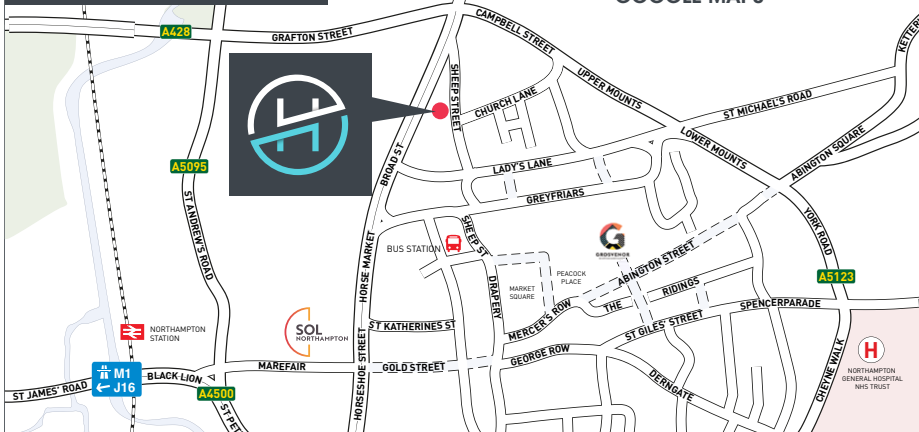
LOCATION

The property occupies a prominent main road position in Northampton town centre. Northampton is a rapidly growing commercial centre with excellent links with the M1, M6 and M45. Good rail links exist with London (Euston) and Birmingham (New Street) being approximately 1 hour away. Northampton has recently undergone a substantial rejuvenation with projects including a new University campus, new train and bus stations and a Cultural Quarter.

SAT NAV: NN1 2NE

M6 7 & A14

CLICK TO VIEW
GOOGLE MAPS



ACCOMMODATION

We understand the property comprises the following approximate areas:

Lower ground floor offices	1,378 sq ft	128.02 sq m
Ground floor offices	2,453 sq ft	227.89 sq m
First floor offices	2,500 sq ft	232.26 sq m
Second floor offices	2,442 sq ft	226.87sq m
Third floor offices	758 sq ft	70.42 sq m
Ground floor external storage	336 sq ft	31.26 sq m
First floor external storage	175 sq ft	16.26 sq m
TOTAL	10,042 sq ft	932.93 sq m

There are approximately 14 car spaces to the rear.

EPC

The property has an EPC rating of D98.



DESCRIPTION

An attractive Grade II Listed building constructed in the 1980's behind a period façade arranged over lower ground, ground and three upper floors. The property benefits from perimeter trunking, suspended ceilings, gas central heating and part air conditioning. There is a small self contained building to the rear which is used for storage purposes. Parking is accessed via a shared entrance on Sheep Street.

The main building has Full Planning Permission for change of use to residential (conversion of the main building to 14 one and two bedroom flats – West Northants Ref N/2020/1630)

Full plans and copies of the consents can be found using this link: [click here](#)

There is a further property – fronting Broad Street – the 'Medical Institute' building and this could be converted to add further value.

SERVICES

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

RATES

The local Rating Authority is Northampton Borough Council (01604 837837) and we understand the Rateable Value of the property to be £65,500.

TERMS

The property is available immediately For Sale - £1.3M or To Let by way of a new full repairing and insuring lease - terms on application.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For viewing and further information, please contact the agent:

Ben Coleman BSc FRICS

ben@bencolemanassociates.co.uk

