

67-69a Weedon Road Northampton NN5 5BG



ON THE INSTRUCTIONS OF THE FREEHOLDER

**FOR SALE AT £300,000. ALTERNATIVELY MAY LET ON A 10 YEAR FRI
LEASE AT AN INITIAL RENT OF £20,000 PAX**



LOCATION

The property is situated on the north side of Weedon Road close to the junction with Argyle Street. Weedon Road is one of the main roads leading to Northampton Town Centre. The property is located opposite Northampton Saints Rugby ground.

DESCRIPTION

The property has two storeys with self-contained residential accommodation on part of the first floor. (Lease expiring 24 December 2130) The property also benefits from land to the rear which can be used for car parking.



ACCOMMODATION

(approximate areas)

Net Internal Floor Areas:

Ground Floor 1,450 sq ft

Part First Floor (including Toilets) 587 sq ft

Part First Floor Residential (let on a long lease at a peppercorn rent and understood to comprise 2 rooms, kitchen and bathroom)

Total commercial area approx 2,037 sq ft

EPC RATING

(Awaited)

RATES

We understand the property has a Rateable Value of £13,000.

TERMS

The property is currently held on a lease and we understand the existing tenant intends to exercise their option to determine.

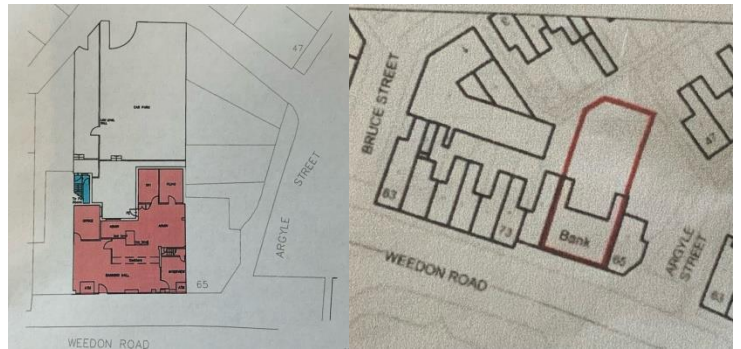
For sale at £300,000. Alternatively may let on a 10 year FRI lease at an initial rental of £20,000 pax.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs.



VIEWING

For viewing and further information please contact:

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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.

3297 – January 2021

LAYOUT PLANS FOR GUIDANCE ONLY

