



HARWOODS

Chartered Surveyors & Estate Agents

INVESTMENT OPPORTUNITY

MIXED COMMERCIAL & RESIDENTIAL USE

IN WELLINGBOROUGH TOWN CENTRE

Ground Floor – NIA 62.24 sq m (670 sq ft) approx
First Floor Flat – NIA 66.19 sq m (712 sq ft) approx
Second Floor Flat – NIA 57.95 sq m (624 sq ft) approx



**2 CHURCH STREET
WELLINGBOROUGH
NORTHANTS
NN8 4PA**

**FOR SALE – Offers in Excess of £250,000
Subject to Contract for the Freehold Interest**

This end of terrace mixed use property fronts Church Street with main walls being mainly of solid brick construction with stone to the front elevation under a pitched clay tiled roof. The property is in a prominent location on the central ring road of Wellingborough town centre. Dating back from to 19th century the property benefits from period features to the front elevation and internally with a period staircase rising to all three floors. There is car parking to the rear of the property for a minimum of 3 vehicles.

Wellingborough has a population of 72,000 with a wider catchment area from the surrounding villages. The town is on the Midland main line with commuter times to London being approximately one hour.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Ground Floor: 62.24 sq m (670 sq ft)
First Floor Flat: 66.19 sq m (712 sq ft)
Second Floor Flat: 57.95 sq m (624 sq ft)

TOTAL: 186.38 SQ M (2006 SQ FT)

THE PROPERTY:

Accessed from Church Street.

Ground Floor:

Office Accommodation, as well as communal access from Hallway to first & second floor flats.

Reception Area, 2 Partitioned Offices, Rear Office, Kitchen, Cloakroom/wc.

First Floor Flat:

Entrance Lobby, Main Sitting/Reception Room, Kitchen, Bedroom, Bathroom/Shower Room, with wc, Storage Cupboard.

Second Floor Flat:

Reception Room, Kitchen, Bedroom, Shower Room, with wc.

Outside:

Parking to rear accessed from Queen Street.

SERVICES:

We understand that mains water, electricity, gas and drainage are connected to the property. Mains gas only serves the ground floor accommodation.

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.

FOR SALE:

Offers in excess of £250,000 subject to contract for the freehold interest.

LEASES:

Ground Floor Offices:

Let on a 10 year Lease on internal repairing and insuring basis, commencing 1 October 2019. Rent is subject to annual RPI increases. There is parking to the rear.

First Floor Flat:

Let on 12 month renewable Lease. Rent subject to RPI increases, Tenant in situ since 2004.

Second Floor Flat:

Let on a 12 month renewable Lease subject to regular rent reviews. Tenant has been in situ 2015.

Current Annual Rent:

£17,520.63. Full Breakdown of rent available on request.

BUSINESS RATES:

From information supplied from the Local Authority and the VOA web site the rateable value of the ground floor office premises is £3750. You will have to make your own enquiries with regard to rates payable which are paid by the Tenant/s.

The two residential flats are in Council Tax Band A, and you will have to make your own enquiries as to the charge which is payable by the Tenant/s.

ENERGY PERFORMANCE ASSET RATING:

Ground Floor Offices – E-125

First Floor Flat (2b) – To be confirmed

Second Floor Flat (2c) – D-66

677/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Duncan Woods BSc(Hons) AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk**

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.