

## **FOR SALE**

**Guide price: £175,000**

**20 Southampton Road  
Far Cotton  
Northampton  
NN4 8EA**

A rare opportunity to acquire a freehold warehouse close to Northampton Town Centre.

### **LOCATION**

The property is located on the north side of Southampton Road, close to the junction with London Road. From here there is easy access to Northampton's main road network and the M1 motorway at junction 15, as well as being within easy walking distance of the Town Centre.

### **DESCRIPTION**

The accommodation comprises a clear span Portal framed warehouse with predominantly internally lined and insulated profile steel cladding to external elevations and roof covering. Some ground floor offices have been installed with light storage above.

### **ACCOMMODATION**

Gross Internal Area: 2,050 Sq Ft (190.44 Sq m)

### **TERMS**

The property is offered for sale by private treaty. Offers in the region of £175,000 for the unencumbered freehold interest.

### **RATES**

Rateable Value: £8,900  
Potential to benefit from Small Business Rates Relief



### **SERVICES**

We understand that all mains services are available to the building including both single and phase 3 electricity although gas is not currently connected. The property is alarmed.

### **VAT**

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

### **COSTS**

Each party to bear their own costs in the transaction.

### **VIEWING**

Strictly by prior appointment  
with the Sole Agent:



**STEPHEN CHOWN**

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