

FOR SALE: Retail/Residential Investment

32 Broad Street, Earls Barton, Northamptonshire NN6 0ND



- Located in thriving popular and growing village
- Fully let and income producing - £17,900 pax
- Retail premises with self-contained flat
- Over 9 years remaining on shop lease (no breaks)

LOCATION

Earls Barton is a large busy village located within the Borough of Wellingborough. It is strategically placed next to the A45 westwards to Northampton and the M1 (J15, 15a & 16) and eastwards to Rushden, Thrapston and the A14.

The property is situated on Broad Street in Earls Barton, the B573 which acts as the main thoroughfare of the village. The Library is immediately opposite

THE PROPERTY

The property comprises a brick built building – offering a double-fronted retail unit with self-contained living accommodation above - under a pitched and tiled roof, with a rear single and two-storey extension, and conservatory.

ACCOMMODATION

Ground Floor Retail Unit

Sales Area	681 sq ft	63.22 sq m
Conservatory	257 sq ft	23.90 sq m
Kitchen & Storage wc	212 sq ft	19.67 sq m

The shop is heated by way of a wet (gas) radiator central heating system.

First & Second Floor Residential Flat

Stairs leading into kitchen, which gives access to a dining room/bedroom and lounge. This connects to a further bedroom (with built in wardrobes), stairs to second floor and bathroom featuring a 3-piece suite. All accommodation on the first floor benefits from wooden floor-boards and UPVC windows. The second floor comprises two further bedrooms with 'Velux' style windows and a further bathroom (wc and bath with shower over). There is gas radiator central heating throughout.

External Small courtyard gardens with side access from Broad Street and brick built building.

SERVICES

We are advised that mains services are separately connected to the shop and flat (gas, electricity, water & drainage).



TENANCIES

Retail Unit:

Tenant: Mercy in Action
Term: 10 years from 14.06.19
Lease: Internal Repairing and Insuring
Rent: £11,000 pax
Rent Review: Upward only at end of 5th year
COVID-19: Rent reduced to £5,500 pax to 24.06.21 with a further year added to the Term.

Residential Flat:

Term: 12 month short-term assured tenancy from 01.02.21
Rent: £575 pcm

BUSINESS RATES & COUNCIL TAX

Retail Unit

Rateable Value £5,900

Residential Flat

Council Tax Band A £1,190 (2020/21)

Applicants should satisfy themselves of these figures and further information is available through the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

Retail Unit: E (111)

Residential Flat: E (54)

TENURE

The freehold of the property is available for sale at a guide price of £260,000.

All figures quoted are exclusive of any VAT that the vendor has a duty to charge.

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

