

FOR SALE

INDUSTRIAL BUILDING WITH FORMER CAR USE / RESIDENTIAL
DEVELOPMENT POTENTIAL (STP)



1 BRUCE STREET, NORTHAMPTON, NN5 5BQ

GUIDE PRICE: £250,000

- Terraced warehouse /industrial unit
- Walk-through video at: <https://youtu.be/p7fSvSebguE>
- Ground floor: 149.79m², first floor 142.64m². Total 292.43 (3148 Sq.Ft.)

1 BRUCE STREET, NORTHAMPTON

Location

Northampton is a well-established, commercial centre, c.68 miles north of Central London, 55 miles to the south-east of Birmingham and 14 miles to the north of Milton Keynes.

Bruce Street lies 1 mile west of the town centre on the A428 with a range of retail and social amenities close by.

Description

The property comprises a terraced industrial warehouse unit previously used as a car repair workshop.

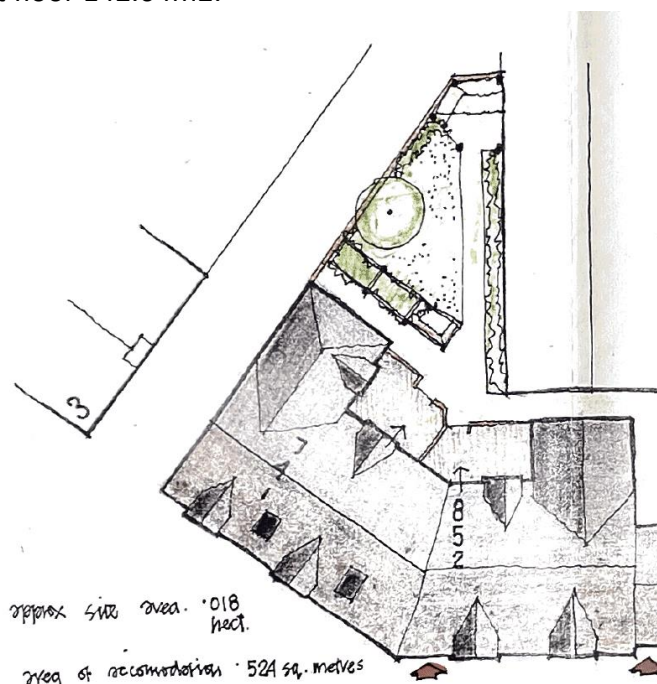
Sketches show potential development - STP.

Accommodation

Ground floor: 149.79m²

First floor 142.64m².

Ti



Services

We are advised that water, drainage and electricity are connected or available to the premises.

Terms

The freehold is for sale. Guide price: £250,000

Rates

Rateable value: £13,000

EPC

Details to follow

Legal Costs

Each party is to be responsible for its own legal costs

Viewing Information

See walk through video at:

<https://youtu.be/p7fSvSebguE>

Viewing strictly by prior appointment following proof of cash funds for the purchase.

Sole agent Chown Commercial:

Stephen Chown

Chown Commercial

src@chowncommercial.co.uk



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

- (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute part of an, offer of contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and all other details are given in good faith, and are believed to be correct but any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as the correctness of each of them;
- (iii) no person in employment of Chown Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) All prices/rents are quoted exclusive of any VAT that may be charged.



www.chowncommercial.co.uk