

## FOR SALE

**7 ADELAIDE TERRACE  
BARRACK ROAD  
NORTHAMPTON  
NN2 6AH**

### **SUBSTANTIAL DEVELOPMENT OPPORTUNITY**

#### LOCATION

Northampton is a well-established commercial centre in the heart of Central England. The Town is approximately 68 miles north of Central London, 55 miles to the Southeast of Birmingham and 14 miles to the North of Milton Keynes

7 Adelaide Terrace stands prominently on the northern fringe of the town centre offering part commercial and part residential redevelopment, subject to planning.

Access to site via Barrack Road and Alliston Gardens at rear.

#### ACCOMMODATION

Ground floor commercial offices	50m2
Basement storage	50m2
Upper floor former residential	100m2
Garage and workshop	88m2
(Measurements Gross Internal Areas)	
<b>TOTAL:</b>	<b>c.288m2 (3,100 Sq.Ft.)</b>

#### TERMS

The property is available for sale freehold.

Guide price: £225,000

#### EPC

Available upon request

#### RATES

VOA Website shows £6000 Rateable Value for the commercial part of the building



#### VAT

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

#### VIEWING

Strictly by prior appointment with the sole agent

**Chown Commercial**  
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