

# FOR SALE

INVESTMENT

(WITH FUTURE RE-DEVELOPMENT POTENTIAL)



**7-13 WELFORD ROAD, NORTHAMPTON, NN2 8AE**

**PRICE: £399,000**

- Site comprises 2 retail premises, a number of garages and an advertising hoarding
- Two long established retail tenants fronting busy Welford Road
- Current income of £31,130 per annum exclusive
- Future potential for redevelopment of the site (subject to planning)

# 7-11 WELFORD ROAD, NORTHAMPTON, NN2 8AE

## 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.

Welford Road lies 2 ½ miles north of the town centre on the outskirts of the popular Kingsthorpe shopping centre, close to Asda and Waitrose. The property is on the periphery of Kingsthorpe village itself.

## Description

The property comprises a site fronting Welford Road with a single storey building currently split into two retail units. To the rear is a loading area and a with an income producing advertising hoarding facing the on-coming traffic.

## Accommodation

7-11 Welford Road: 103.06 m<sup>2</sup> (1109 Sq.Ft.)

13 Welford Road: 35.10m<sup>2</sup> (378 Sq.Ft.)

Converted garage to no 13: 11.94m<sup>2</sup> (129 Sq.Ft.)

The site comprises c 0.198 acres (0.088ha)

## Tenancies

### 7-11 Welford Road

Let for a term of 15 years ending 14<sup>th</sup> October 2028 at a current rent of £19,500 per annum exclusive. The property is used as a restaurant. The tenant is Abdul Ahad

### 13 Welford Road

Let for a term of 15 years ending 31<sup>st</sup> January 2029 at a current rent of £8,500 per annum exclusive. The tenant is Victoria Sarah Hardy-Lovell

### Garages 1,6 & 7

Let at a combined annual rent of £1380 per annum exclusive

### The Advertising Hoarding

Let on a lease expiring 24<sup>th</sup> June 2030 at a current rent of £1750 per annum exclusive

## Services

We are advised that all mains services are connected or available to the premises.

## Terms

The investment is for sale, freehold, at a price of £399,000

## Rates

7-11 Welford Road: £17,750

13 Welford Road: £6,900

## EPC

7-11 Welford Road: EPC Rating C (59)

13 Welford Road: EPC Rating E (105)

## Legal Costs

Each party is to be responsible for its own legal costs

## Viewing and Further Information

Viewing strictly by prior appointment with **the joint sole agent Chown Commercial:**

**Stephen Chown**

Chown Commercial

Tel: 01604 604050

[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

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