

For Sale

Mixed Use Investment



## Wayside House

Braunston Business Park, London Road, Braunston,  
Daventry NN11 7HB

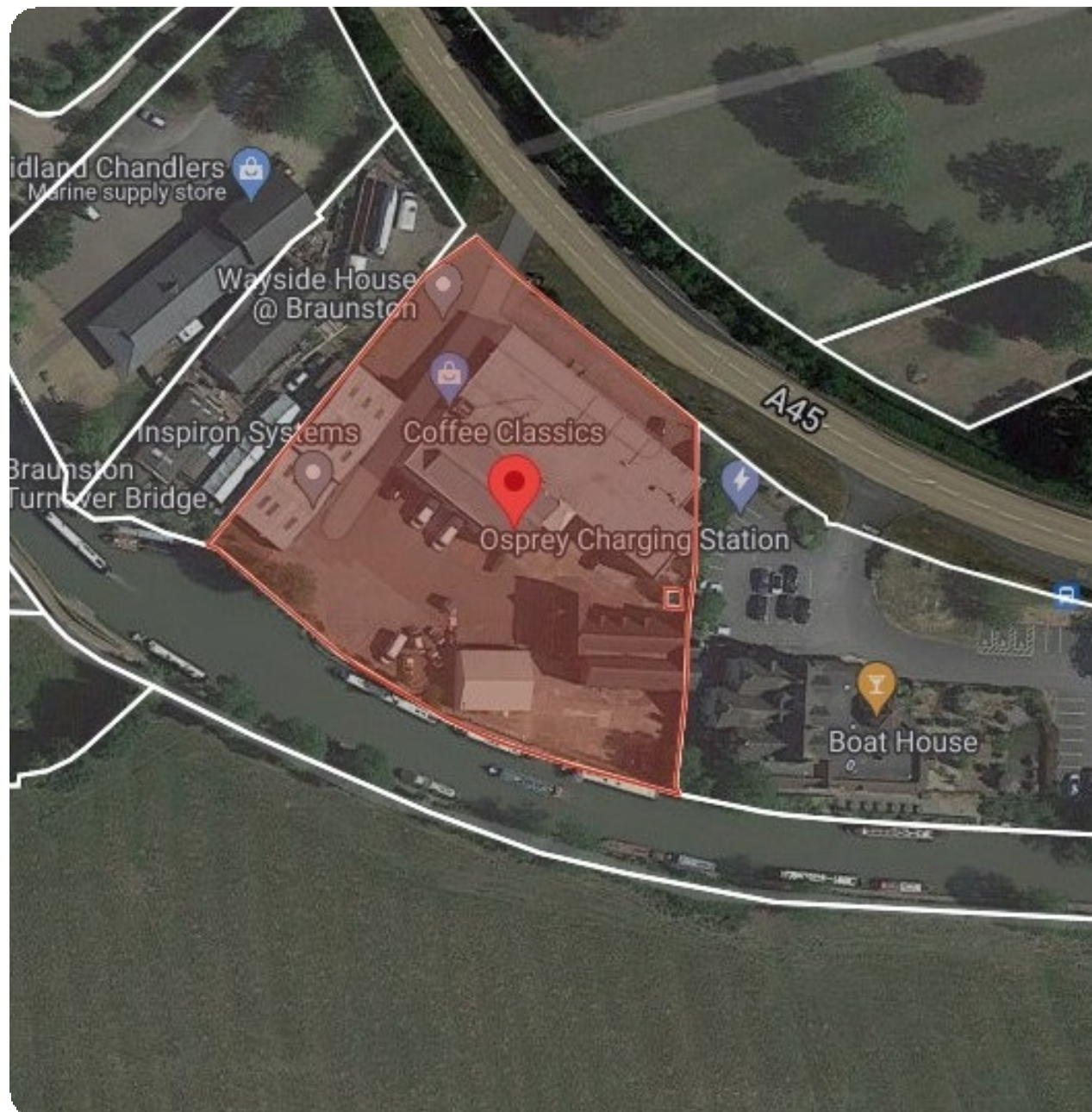
**BROMWICH**  
**ARDY**  
024 7630 8900  
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📦 1.27 Acres  
£ £1,800,000

Suite 1 F  
Suite 1a  
Suite 2 C  
Suite 3  
Suite 4 E  
Suite 5  
Suite 6

## Key Features

- 99% occupied
- Gross rental income of £132,754.98 per annum
- Long term tenants
- Opportunity for rental growth
- Long term development opportunity



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## Location

Wayside House fronts onto the A45 London Road, just west of Braunston. The A45 provides access to Daventry, to the south east, in 5 minutes and to junction 17 of the M1 in 15 minutes. The site also has canal moorings, with Braunston Marina just half a mile east.

Braunston itself is a vibrant canal-side village and its high street is home to a variety of small local shops, cafes and restaurants. Long Buckby train station less than 15 minutes by car and provides direct routes to London, Birmingham and beyond.

## Description

Wayside House comprises a multi-let business park, home to a variety of uses. There are four main buildings on the site, the largest being 'the factory' at the front of the estate and which contains workshops, office suites and two 2-bedroom flats. There are also two conjoined workshops to the rear, right hand corner of the site as well as 'the stables' to the back left, which comprises workshop and office accommodation. The site also benefits from moorings onto the Grand Union Canal.

The estate is home to numerous long-term tenants and currently achieves a gross rental income of ££132,754.98 per annum. The total lettable floor area is 24,672 sq ft (2,292.08 sq m) of which 24,470 sq ft (2,273.32 sq m) is occupied (99.2% occupancy).

Please see the accompanying tenancy schedule for more information.

## Tenure

The site is available freehold under title number NN95670.

## VAT

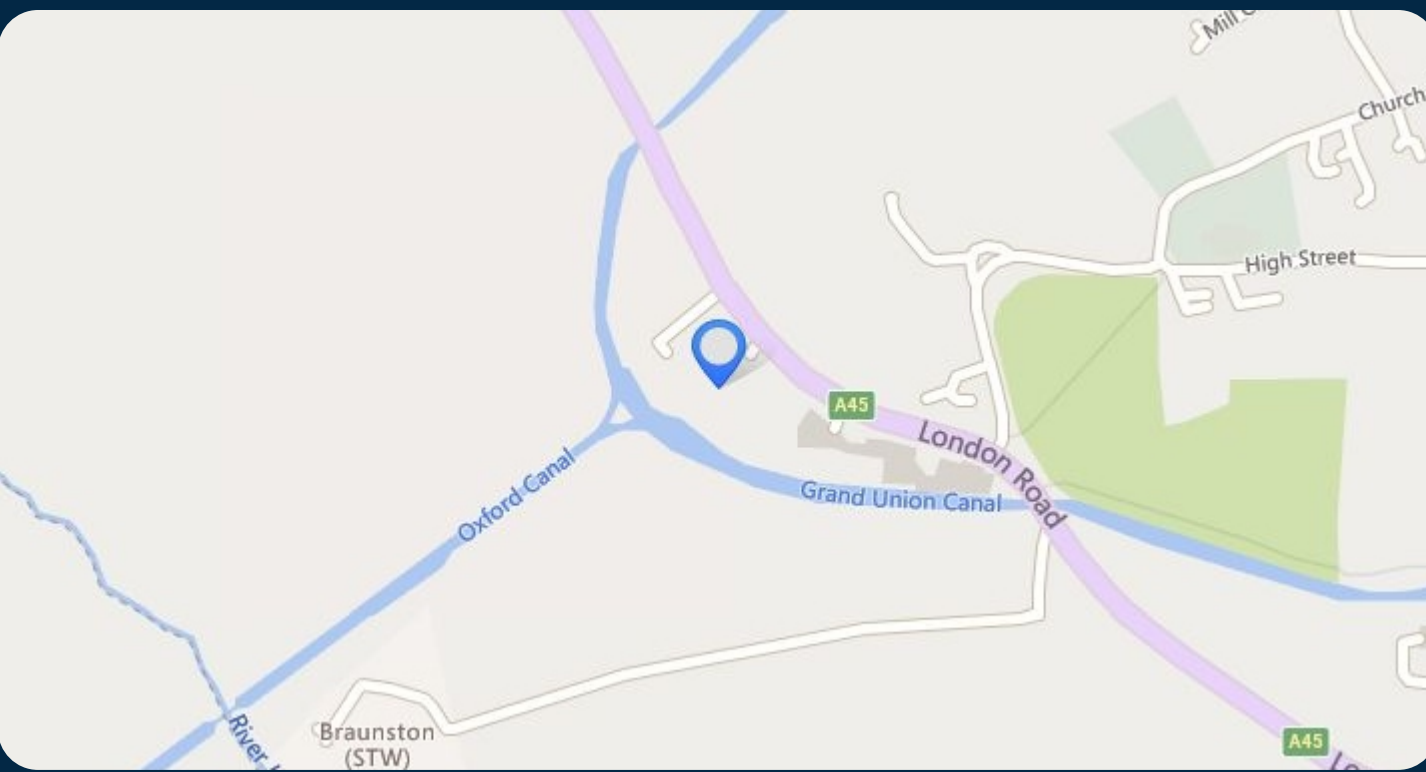
VAT is applicable.

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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



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### Service Charge

Further information on request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy.



### Mark Booth

Contact us with any queries about the property or to book a viewing

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