

RESIDENTIAL / COMMERCIAL INVESTMENT OPPORTUNITY



Grangeway, Rushden, Northants
Guide Price £650,000 Freehold

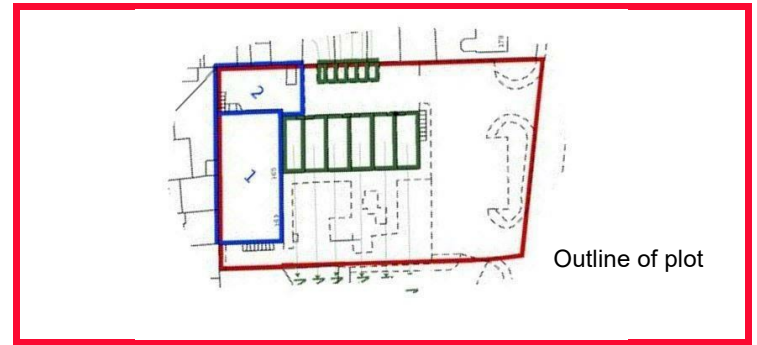
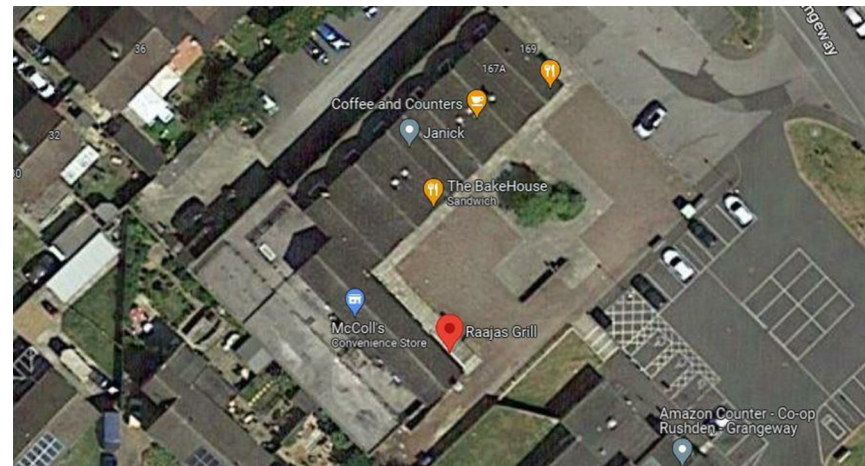
Taylor Land and Property Group are delighted to offer For Sale, this mixed Residential/Commercial investment opportunity situated in an established residential area within the town of Rushden.

The opportunity comprises 2 ground floor retail units of 3,623 and 828 square feet respectively and two first floor two bedroom residential apartments.

The retail units are both currently occupied on long leases and generate a combined income of £28,400 per annum.

The two apartments are 550 sq ft each and are let out on assured shorthold tenancies and currently generate £15,600 per annum.

Viewing is strictly by appointment through sole agents on 01234 302043.



Retail unit one

Currently let to News and Booze generating £20,000 per annum - 20 year lease from 2021

Retail unit two

Currently let to Raaja Grill and generating an income of £8,400pa - 15 year lease from 2021.

169a Grangeway

Residential two bedroom apartment generating £8,400pa. Assured short hold tenancy.

169b Grangeway

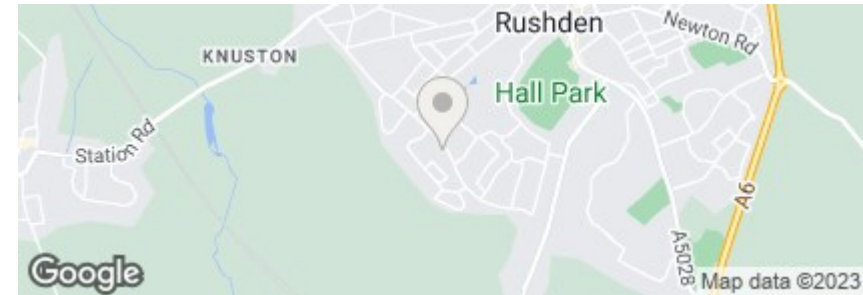
Residential two bedroom apartment generating £7,200pa on an assured shorthold tenancy.

Lease details

Full lease details can be provided once enquiries have been qualified.

Rushden

Rushden is a town and civil parish in North Northamptonshire and is located on the A6 midway between Bedford and Kettering and benefits from supermarkets, convenience stores, two leisure facilities, football, golf, cricket and rugby clubs and is within easy reach of the town centre with Rushden Lakes Shopping Centre only a few minutes drive away. Rushden is home to one secondary school and 8 primary schools. The train stations are at Wellingborough, Bedford and Northampton. Road links are via the A6 and A5 and onto the A14/M1/M6.



These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Land has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023



 Taylor Land Limited
Taylor House, Roman Gate, Saxon Way, Great
Denham, Bedford, MK40 4FU

 01234 269437
01234 302043
Company Registration: 7372047 VAT Number: 114 4483 34

 bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

