



## 117 High Street, Rushden Northamptonshire NN10 0NZ £219,950 Freehold

Attention Investors - We are delighted to offer for sale this mixed use freehold investment purchase that has a potential overall income of £1,550 PCM / £18,600 Per Annum. At present the commercial premises are vacant, but are being advertised To Let at £9,000 Per Annum, for the entire of the ground floor. Further to this, to the first and second floors, is a residential apartment that is currently being let at £800 PCM, with the tenants wishing to remain.

- No Onward Chain
- Potential overall income of £1,550 PCM / £18,600 Per Annum
- Residential Accommodation currently let at £800 PCM
- Energy Efficiency Rating - B49 & E52
- Investment Opportunity
- Commercial Premises with potential rental income of £9,000 Per Annum
- Residential area approximately of 895 sq ft
- Located on Rushden High Street
- Commercial area approximately of 487 sq ft
- Rear gravel yard with rear access to shop & access to apartment



### Location

The property is situated along the High Street, close to the turning into Hamblin Court, identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### COMMERCIAL

Currently Vacant, but is being advertised To Let at £9,000 Per Annum

### Business Rates

According to <https://www.gov.uk/correct-your-business-rates>

The Rateable Value for these premises is £5,400.00. This is not the amount payable, but this figure is used to calculate your rates bill.

Please contact East Northants District Council on 01832 742000 for information regarding Business Rates payable.

The premises could be subject to Small Business Rates Relief, dependent upon the business, etc.

### Energy Rating

Energy Efficiency Rating - B 49

Certificate number - 2130-3517-7040-5206-6321

### Shop 10'8" x 16'5" (3.26m x 5.01m)

Maximum measurement, plus window display area.

### Shop 11'1" x 10'4" (3.37m x 3.16m)

Maximum measurement.

### Office 11'1" x 5'9" (3.37m x 1.75m)

### Rear Hall & Store 9'3" x 8'3" (2.82m x 2.53m)

Maximum measurement, plus recess.

### WC

### Outside Store 12'9" x 7'0" plus 4'9" x 8'0" (3.91m x 2.15m plus 1.47m x 2.46m)

Maximum measurement for both areas.

### RESIDENTIAL

Currently let at £800 PCM = £9,600 Per Annum, with the tenants wishing to remain

### Accommodation

### Energy Rating

Energy Efficiency Rating - E52

Certificate number - 2130-6904-2040-4105-7301

### Council Tax Band

A

### Hall

### Bathroom

### Living Room 11'8" x 11'11" (3.55m x 3.63m)

Maximum measurement, plus bay window.

### Kitchen 11'9" x 10'7" (3.58m x 3.23m)

### Store 7'9" x 4'6" (2.35m x 1.36m)

### Landing

### Bedroom 1 11'7" x 16'5" (3.54m x 5.01m)

### Bedroom 2 11'7" x 10'3" (3.54m x 3.13m)

### Outside

### Front

Fronting directly on to the High Street.

### Rear

Rear gravel area that provides rear access to the shop, outside store, and access to the stairs used for the residential apartment.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Money Laundering Regulations 2017

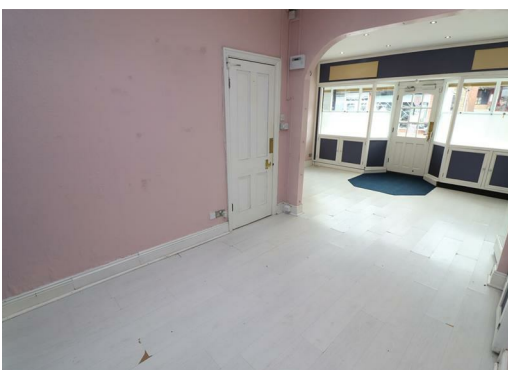
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

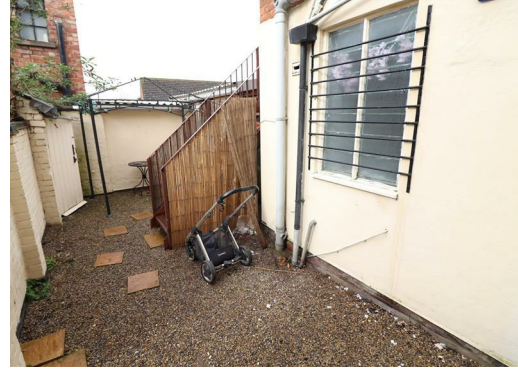
### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





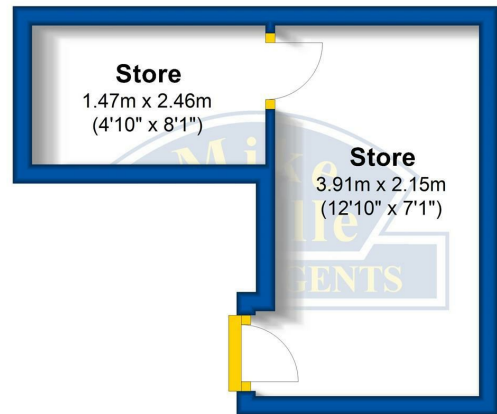
### Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



### Ground Floor

Approx. 12.4 sq. metres (133.2 sq. feet)

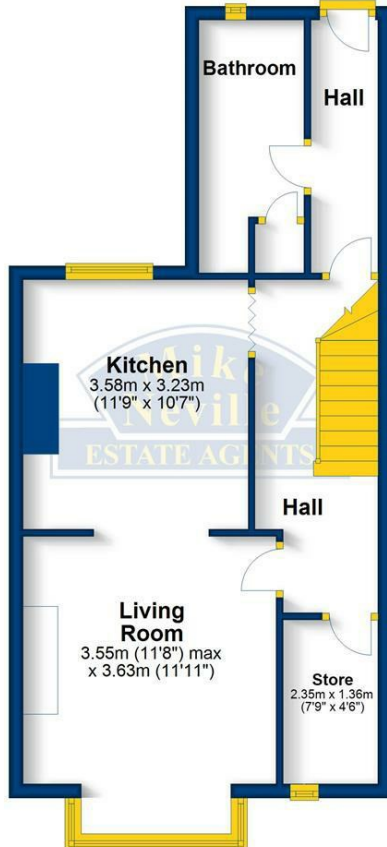


Total area: approx. 12.4 sq. metres (133.2 sq. feet)

Total area: approx. 45.3 sq. metres (487.2 sq. feet)

### First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



### Second Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 83.1 sq. metres (895.0 sq. feet)



beard-group.com

Property Agency Offices: Bedford • Hitchin  
Rushden • Woburn  
Auction Rooms: Banbury • Woburn

Cooper Beard Estate Agency (Rushden) Ltd  
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY