



## 1 & 1a College Street, Higham Ferrers Northamptonshire NN10 8DX Price £399,950 Freehold

A unique and deceptively spacious mixed use semi in the centre of the picturesque Market Town of Higham Ferrers. The shop is currently let to a pet spa (business not affected) at £6,804 per annum with the current lease being from 1/03/25 to 28/02/30. The residential element, some 1,281 sqft, over two floors, plus a cellar, rear courtyard garden and store, is let on a temporary basis and was achieving, when let on an assured shorthold tenancy, £18,000 per annum, therefore bringing in a combined income of some £24,804 per annum (a 5.9% return at the asking price of £420,000). The property would make an ideal buy-to-let investment or for someone to live in and continue renting the shop for extra income or someone to use the shop in the future for themselves, living above, therefore removing the need to commute! Please contact ourselves for further information and to arrange a viewing.

- A unique and deceptively spacious mixed use semi in the centre of the picturesque Market Town of Higham Ferrers
- The shop is currently let to a pet spa (business not affected) at £6,804 per annum with the current lease being from 1/03/25 to 28/02/30
- The residential element is some 1,281 sqft, over two floors, plus a cellar
- combined income of some £24,804 per annum (a 5.9% return at the asking price of £420,000)
- Rear courtyard garden and store
- Ideal buy-to-let investment
- Or for someone to live in and continue renting the shop for extra income
- Please contact ourselves for further information and to arrange a viewing
- Very deceptive, Superb Location
- EPCs - Residential - D61 - Commercial - Ordered





## Location

Located on College Street near the market square of Higham Ferrers. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating - Flat

Energy Efficiency Rating - D61

Certificate number - 4329-6015-4002-0791-0002

## Accommodation

### Residential

### Lower Ground Floor

#### Cellar 9'5" x 8'11" (2.88m x 2.73m)

Maximum measurement.

Restricted head height throughout.

Power and light connected. Radiator.

### Ground Floor

#### Hall

#### Ground Floor Cloakroom / WC

#### Utility Area 4'4" x 3'3" (1.32m x 0.98m)

Housing a Baxi wall mounted gas fired combination boiler.

Space and plumbing for both washing machine and tumble dryer.

#### Lounge 17'6" x 9'8" (5.33m x 2.95m)

#### Kitchen 16'10" x 6'9" (5.12m x 2.07m)

Gas Range style cooker with extractor over, plus built in appliances by way of fridge, freezer, dishwasher and microwave.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 10'11" x 9'11" (3.33m x 3.01m)

Plus entrance area and fitted wardrobes.

#### Dressing Area 10'4" x 7'7" (3.15m x 2.32m)

#### En-suite Bathroom / WC

#### Bedroom 2 13'0" x 13'2" (3.97m x 4.01m)

Minimum measurement, plus built in wardrobes.

#### Bedroom 3 8'11" x 9'11" (2.73m x 3.02m)

Plus walk in cupboard. Loft access.

#### Bedroom 4 6'7" x 8'6" (2.01m x 2.59m)

## Bath / Shower Room / WC

### Residential - Outside

Enclosed courtyard garden, providing privacy.

Side gated access.

Store.

### Commercial - Shop

Underfloor heating and air conditioning

### Energy Rating - Shop

Energy Efficiency Rating - EPC ordered

Certificate number - EPC ordered

### Ground Floor

#### Room 1 12'10" x 15'10" (3.93m x 4.85m)

Maximum measurement.

#### Room 2 15'10" x 12'6" (4.85m x 3.83m)

### 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)

### 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.

### 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.

### 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).

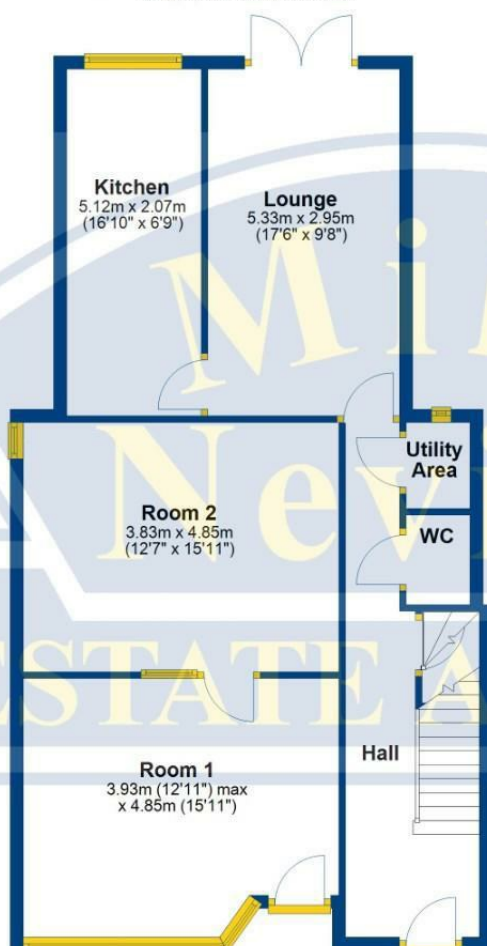






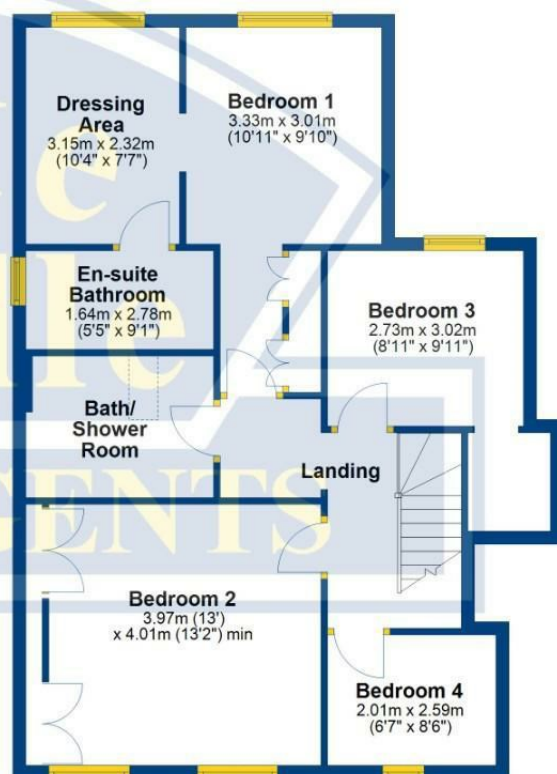
## Ground Floor

Main area: approx. 42.8 sq. metres (460.7 sq. feet)  
Plus commercial, approx. 37.4 sq. metres (402.1 sq. feet)

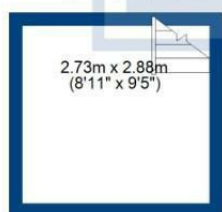


## First Floor

Approx. 76.3 sq. metres (821.0 sq. feet)



**Cellar**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus cellar, approx. 7.9 sq. metres (84.9 sq. feet)



Main area: Approx. 119.1 sq. metres (1281.7 sq. feet)

Plus cellar, approx. 7.9 sq. metres (84.9 sq. feet)  
Plus commercial, approx. 37.4 sq. metres (402.1 sq. feet)