

HOWKINS &
HARRISON

For Sale

Service Charge Investment

10, 12, 14 & 15 Rutherford Way, Daventry, NN11 8XW

Price on Application

- Services charge investment of the yard area and surrounding land of 4 units.
- Current income of £1,680 per annum exclusive
- 0.48 acres
- Freehold

Services charge investment for sale

Description

The subject site comprises a common service yard to the front for the 4 industrial units located off Rutherford Way. Also included is a small plot of land comprising a grassed area around the rear of these units.

The subject site runs along the side of Stephenson Way and Caxton Close in Daventry, West Northamptonshire.

Daventry lies along the A45 trunk route between Northampton (approximately 10 miles) and the large West Midlands City of Coventry (approximately 17 miles). Rugby is approximately 10 miles north, and Banbury is approximately 16 miles to the south.

Road communications are good with access to the M1 motorway at Junction 16 being approximately 6 miles distant and Junction 18 approximately 7 miles distant. Mainline railway services are available at Rugby and Northampton.

The site has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate area:

Site	Acres
TOTAL SITE AREA	0.48

Price

Price on Application

Opportunity

The purchaser's opportunity is to run and manage the estate service charge for the common areas that form the site.

Tenure

Freehold

Rights of Way

There is access to all the units.

Service Charge

The service charge currently produces £420.00 per unit per annum to include yard maintenance, grass cutting and site cleaning. This is recharged to the 4 units on a quarterly basis by the current landlords.

Business Rates

Not applicable

Anti Money Laundering

Under the Money Laundering Directive (S1 2017/692) we are required under due diligence as set out under HMRC to take full identification (e.g. Photo ID and recent utility bill as proof of address) when a potential purchaser submits an offer for a property. Please be aware of this and have the information available.

Viewings

Strictly by prior appointment with sole agents
Howkins & Harrison LLP on 01788 564 678

Please contact the Commercial Department
Email: commercial@howkinsandharrison.co.uk

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

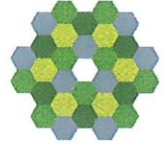
Telephone 01788 564678
Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

HM Land Registry
Official copy of
title plan

Title number **NN188161**
Ordnance Survey map reference **SP5663NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Northamptonshire**



© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

