



HOWKINS &  
HARRISON

For Sale

Office Premises – Freehold

Oddfellows Hall, 3-5 Brackley Road, Towcester, NN12 6DH

Offers in the region of £480,000

- Ground & First Floor Office / Studio Commercial premises
- Centrally located close to the centre of Towcester
- 2,183 sq.ft / 202.84 sq.m
- Potential Residential Conversion
- Large Hall Space with Offices
- Vacant Possession

## Ground and First Floor Office space, kitchen area & vaulted ceiling hall space with separate offices.

### Description

The property is located on the corner of Park Street and Brackley Road and comprises an end of terrace stone and brick built property constructed in 1932 and built over two storeys. The property benefits from three external entrance doors giving access to the varying spaces within.

The hall and adjacent offices comprise of painted plaster walls and vaulted ceilings, wood flooring and electric radiators.

The offices spaces over both the ground and first floor comprise of painted plaster walls and ceilings, tiled and carpet floors and electric radiators.

To the rear of the property is the kitchen area with base units with a sink & drainer and both male and female WCs.

There is allocated car parking space for once vehicle directly to the rear of the property.

We have measured the property in accordance with the RICS Guide to Measuring Practice 6<sup>th</sup> Edition and can confirm the following approximate gross internal areas:

Description	SQ Metres	SQ Feet
Hall & offices	62.11	669
Offices	132.49	1,426
Kitchen/Toilets	8.15	88
<b>Total</b>	<b>202.84</b>	<b>2,183</b>

Towcester is an old Roman town in an affluent area of South Northamptonshire and is situated approximately 8 miles south west of Northampton, 10 miles north west of Milton Keynes and approximately 30 miles north west of Oxford, with major arterial routes providing excellent accessibility to include A43, M40, M1 and A5 Watling Street.

### Price

£480,000 Freehold with vacant possession

### Tenure

Freehold with Vacant possession

### Utilities

We are advised that all mains services are connected to the property, including electricity, gas, water and drainage. Please note at this present time the gas supply is to the building but is disconnected.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

### Business Rates

We have established from the Valuation Office Agency website that the property has the following rateable value:

The current rateable value is £6,400 and therefore qualifies for 100% small business rates relief.

### EPC

D81 – Expiry June 2033

### Planning

The property has planning permission for an 'E' Use Class, it has the potential for conversion to residential with the correct planning approval. Interested parties are invited to make their own enquiries with West Northamptonshire Council, 0300 126 7000.

### 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 564 675

Please contact Jake Toddington

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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.









