

01536 483400

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SHOP AND APARTMENT FOR SALE

Eddisons

Incorporating Budworth Hardcastle



4/4A DUKE STREET, BURTON LATIMER, NN15 5SG

Price: £235,000 exclusive (may consider separate sale of retail unit or apartment)

- Fully refurbished retail unit with new apartment above (both entrances and services are self-contained)
- Ground Floor lock up the shop premises fully refurbished providing clear retail accommodation to the front and kitchen and w/c to the rear. There is also a timber store within the rear yard, capable of being utilised.
- New first floor 1 bedroom apartment (large)
- On street parking available just off the High Street, Burton Latimer.

LOCATION

Duke Street is located just off the High Street in Burton Latimer. Burton Latimer which is an expanding town with a population of circa 7,500 people accessed primarily from the A6 and A14. There is a new bypass around the north of the town which also accesses the Kettering Gateway Business Park.

The nearest railway station is in Kettering which provides the main line station link to London, St Pancras International to the south in just under 1 hour.

This location is close to the towns Sainsburys, Library, and Civic Centre.

DESCRIPTION

The property comprises of a ground floor self-contained retail unit with a security roller shutter door to the front. The retailing area and kitchen have been fully refurbished and there is also access to a rear yard where there is a timber store.

The upper floor has a separate access and has been refurbished to a high standard providing a large, one bedroom flat with an L shaped living room, shower room and kitchen.

SERVICES

We are advised that mains services are connected or available to the premises (electricity, Gas, water & drainage).

ACCOMMODATION

The property has been measured on a net internal area basis as follows:-

Ground Floor

Retail Space	27.75 sq.m
Kitchen/Office Accommodation	10.37 sq.m
Timber Store	6.54 sq.m

First Floor

Living Room	22.47 sq.m
Bedroom	11.35 sq.m
Shower Room	3.73 sq.m
Kitchen	

Plus landing storage area and Ground for internal bike/storage area.

TERMS

The property is available for sale at a figure of £235,000 exclusive. Alternatively a separate disposal of either the apartment or retail accommodation maybe considered.

TOWN AND COUNTRY PLANNING

The property has an E1, general retailing use at ground floor level with the first floor having a residential consent

VAT

All figures quoted are exclusive of VAT which will be charged. Landlord may have a duty or wish to impose on the prevailing rate.

RATES

We have been advised by the Valuation Office Agency that the ratable value for the ground floor premises is £2,700

The Standard Business Rates for properties below £51,000 ratable value for the financial year 1st April 2024 - 31st March 2025 is £49.9p in the £.

This will give rates payable figure assuming no transitional relief of premium of £1347.30 Any prospective occupiers should make their inquiries to the local authority to check for full details.

The First floor accomodation is not yet listed.

TENURE

Freehold on whole. Long leasehold of part.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

LEGAL COSTS

Each party is to pay for their own legal costs for this transaction. Landlord will request abortive cost to be covered should a potential purchaser withdraw from the transaction without good reason.

EPC

The ground floor property has an EPC Rating of C – 59
The apartment has a EPC Rating of D-68

VIEWING

Strictly via the agents Eddisons:

Contact: Mark Budworth

Tel: 01536 483400

Email: Mark.Budworth@eddisons.com

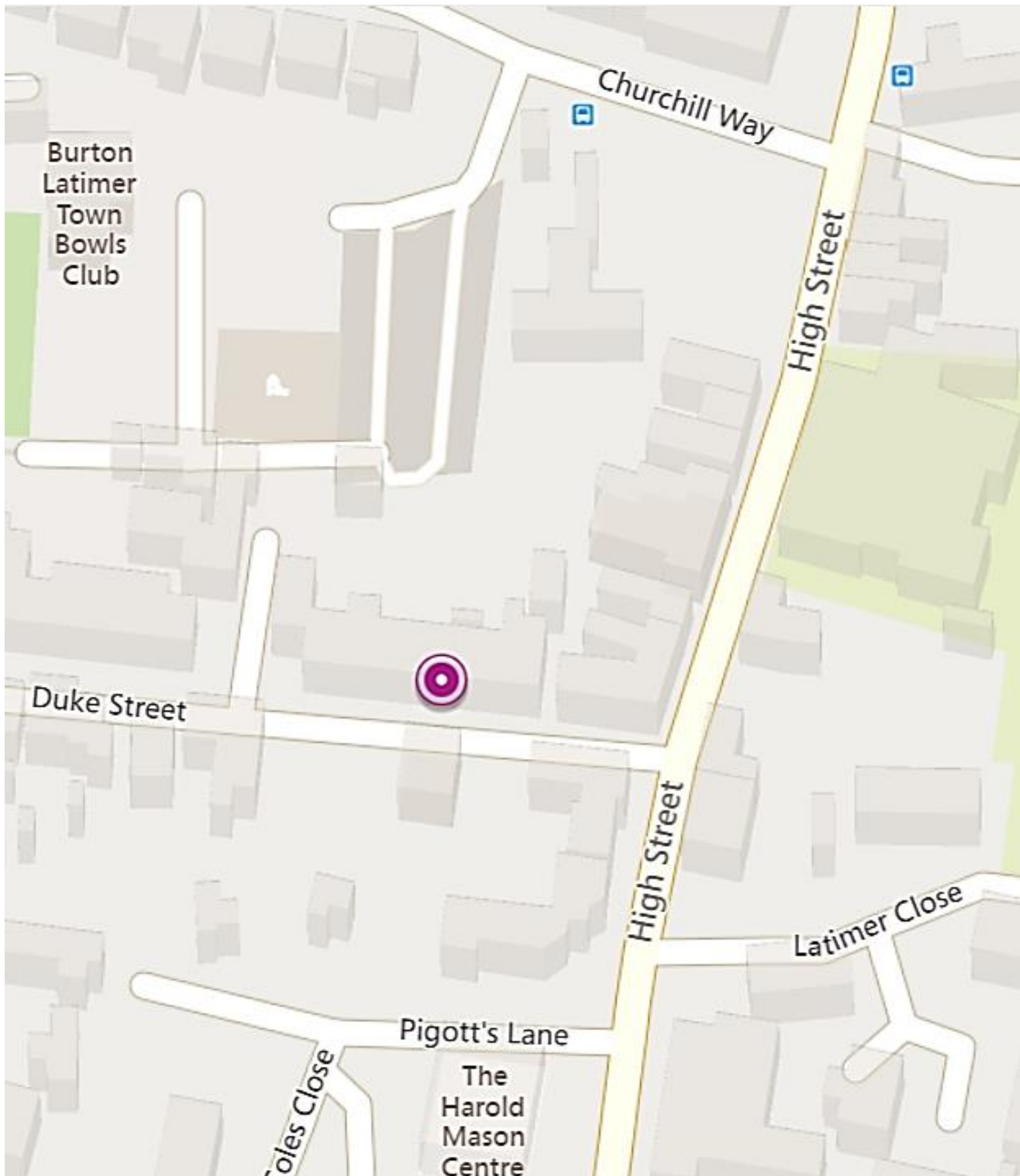
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Important Information

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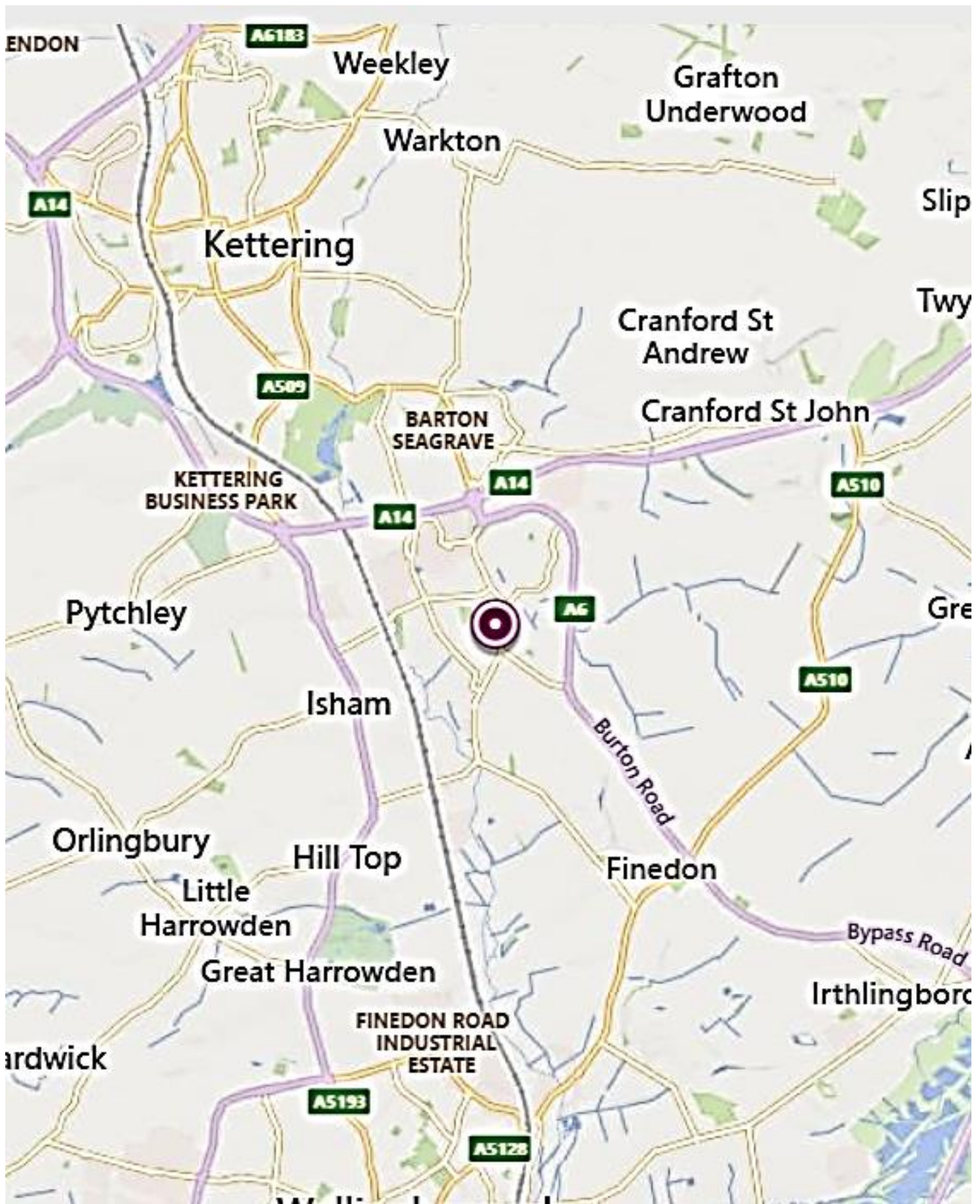
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