



FOR SALE

Renovated Apartment Block

 Allinson House, Clare Street, Northampton NN1 3LS

KEY FEATURES

- Fourteen High-Specification Apartments
- Newly Converted Historic Factory
- Two Spacious Two-Bedroom Units
- Full Freehold Sale
- Twelve Stylish One-Bedroom Units
- Anticipated Gross Income: £184,000 pa



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PRICE

OIRO £2,400,000



LEGAL COSTS

Each party to bear their own costs.

Allinson House is a striking redevelopment of a former shoe factory within Northampton's celebrated Boot & Shoe Quarter. The conversion blends industrial heritage with a crisp contemporary finish, creating a collection of fourteen high-quality apartments designed for modern urban living.

The accommodation comprises twelve one-bedroom apartments and two larger two-bedroom apartments, all arranged across a handsome brick façade that retains the character of the original building. Each home benefits from generous ceiling heights, large feature windows and an abundance of natural light.

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Interiors have been specified to an exceptional standard. German-made kitchens are fitted with integrated appliances including oven, hob, extractor, fridge/freezer, dishwasher and washing machine. Bathrooms feature luxury fittings and heated floors. Energy efficiency has been prioritised with an EPC rating of C, solar panels, and app-controlled boilers to manage heating and hot water. Residents will also benefit from a secure video entry system, cycle storage and parking available by separate arrangement.

The property will be delivered with practical completion scheduled for November 2025, offering investors a brand-new, income-generating asset from day one.

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Tenure

Freehold. The sale comprises the entire freehold interest in the building and land.

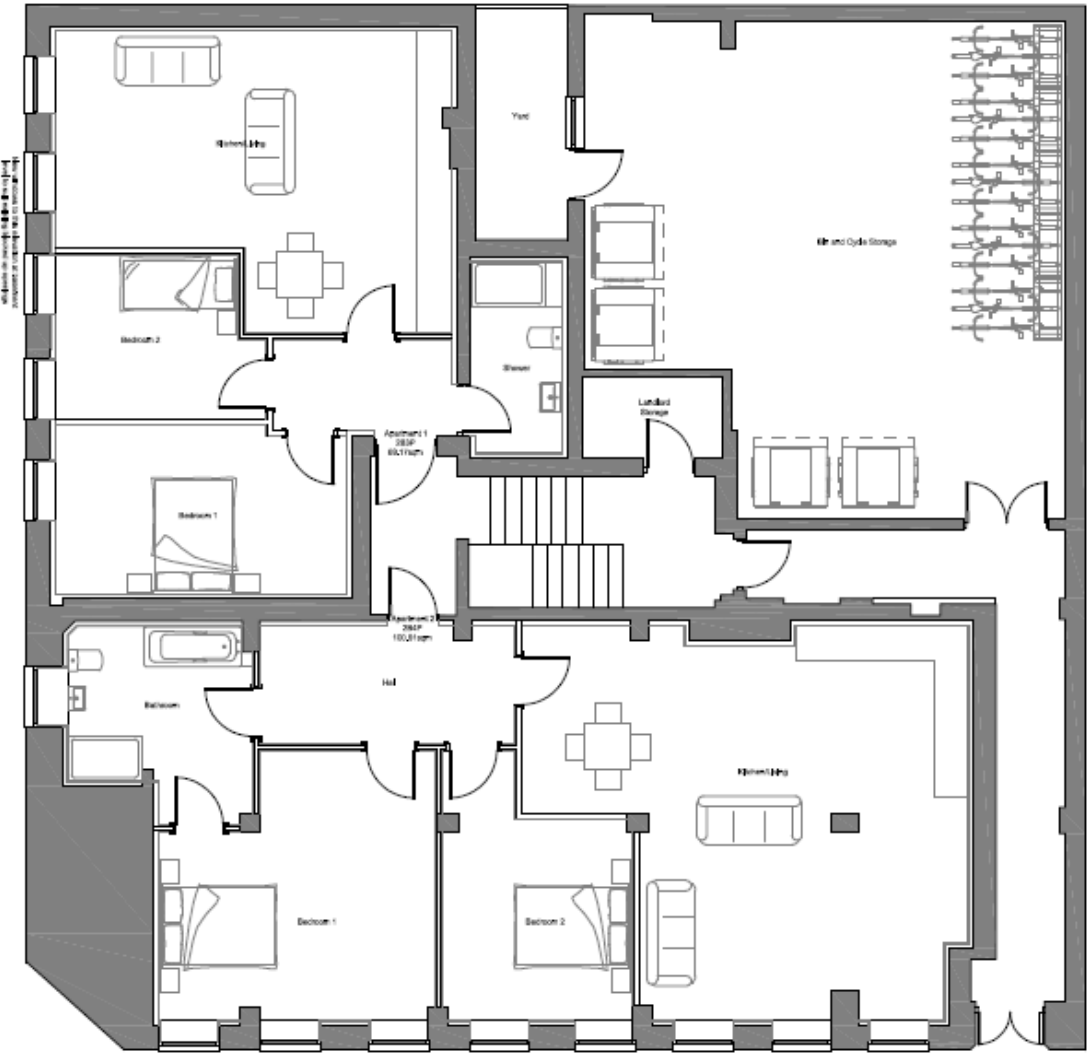
Investment & Yield

Expected Gross Income: £184,000 per annum

Guide Price: £2,400,000

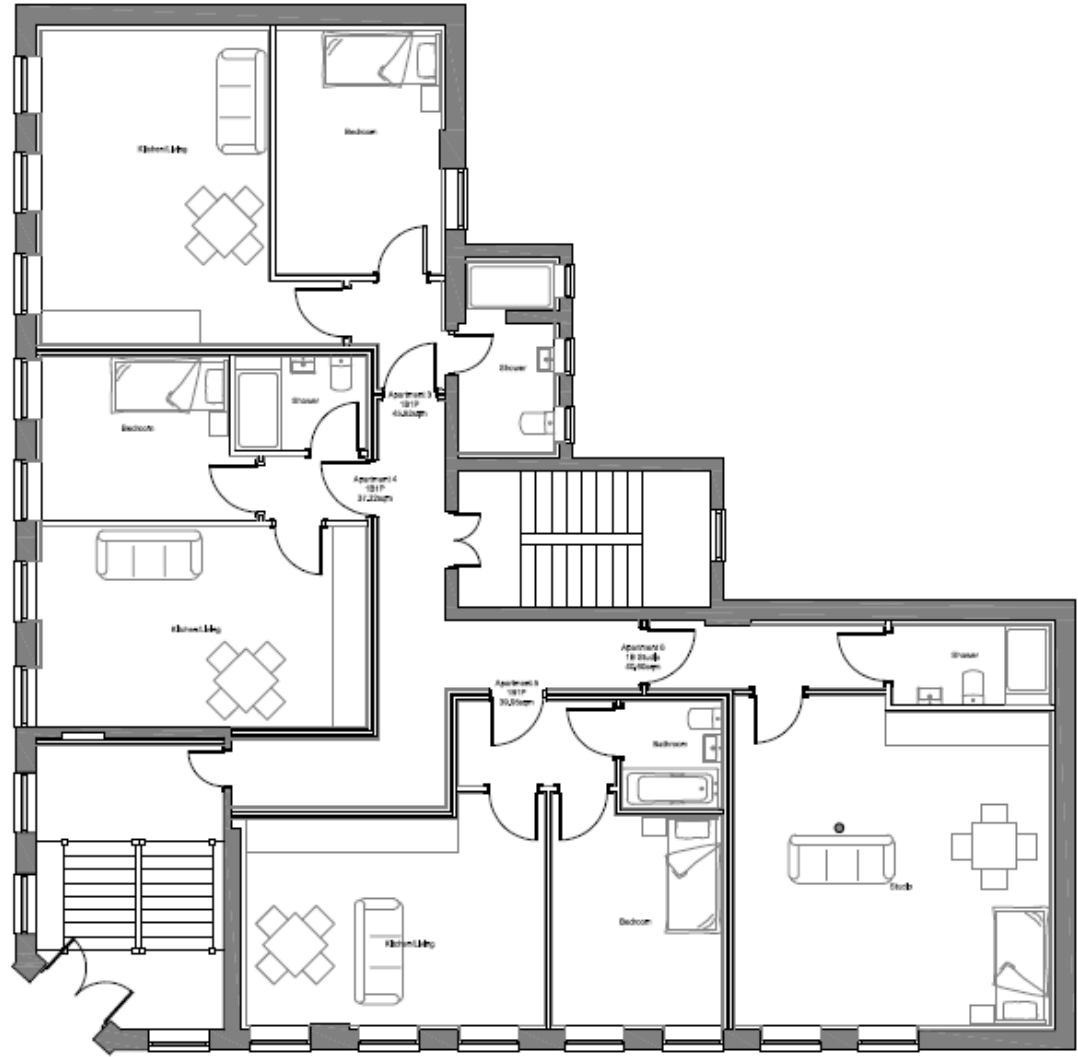
The purchase price reflects a gross yield of approximately 8%, before purchaser's costs.



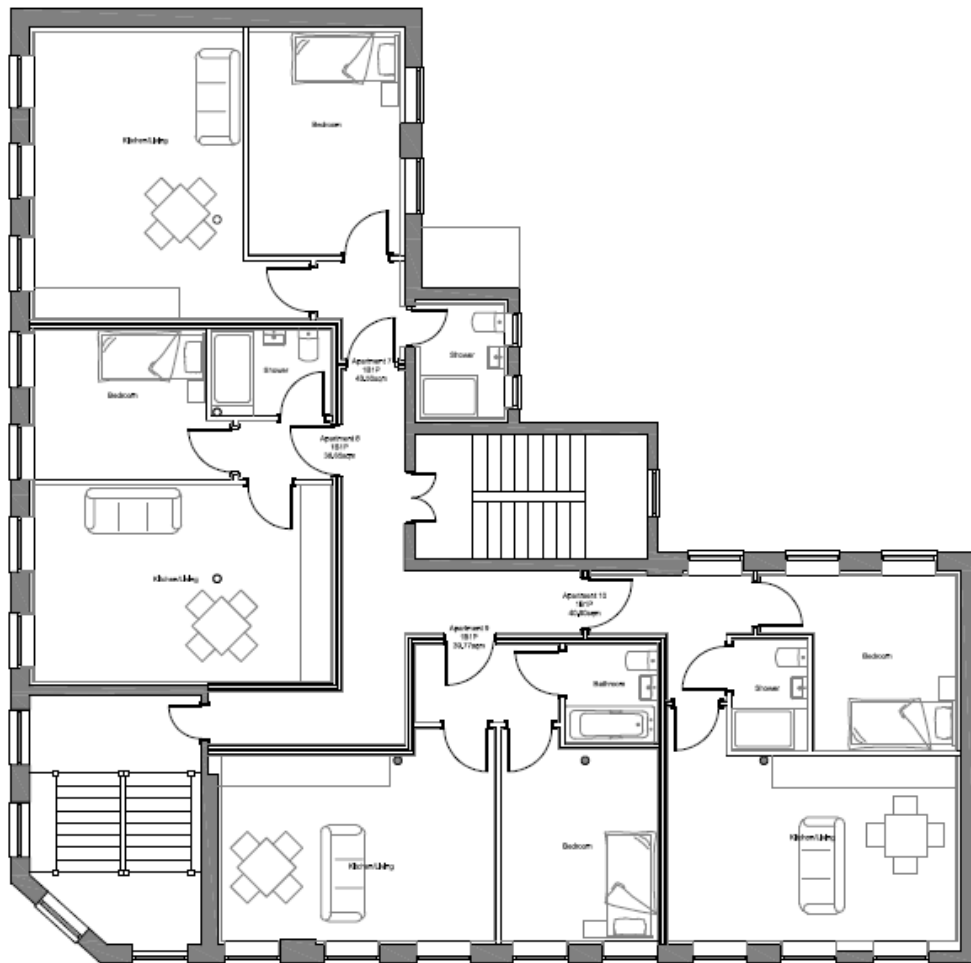


See schedule to this plan for details of basement
level and not including details on ceilings

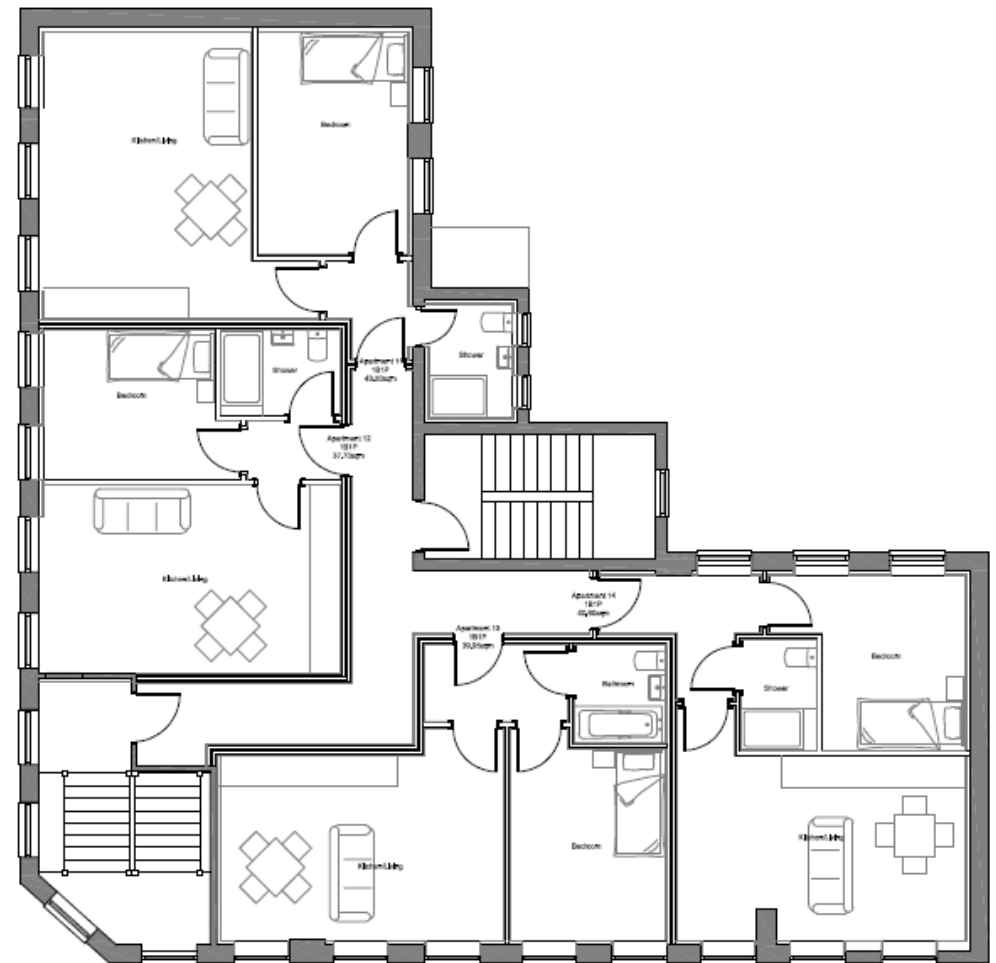
Proposed Basement Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

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Clare Street lies in the heart of Northampton's historic Boot & Shoe Quarter, a vibrant district that has retained the architectural character of its industrial past while becoming a sought-after residential address. The town centre is a short walk away, providing a broad mix of restaurants, cafés, bars, theatres and retail facilities.

Northampton Railway Station is less than a mile from the property, offering fast services to London Euston in around 59 minutes and Birmingham New Street in just over an hour. The nearby M1 motorway places both the capital and the Midlands within easy reach, supporting strong demand from commuting professionals.

The area is well served by local amenities including supermarkets, independent shops, parks and green spaces, with the University of Northampton and key employment centres close at hand. This combination of heritage, convenience and connectivity ensures enduring rental appeal to a wide tenant base.

