

Roadside Commercial Property



101c, Main A6, Irthingborough Road, Finedon, NN9 5EJ

NEW LEASE: Annual Rent £100,000

The freehold may be available subject to negotiation



OVERVIEW

Christie & Co are instructed to market a large former caravan dealership that is now available with full vacant possession on a new long term commercial lease. The site is roughly 2 acres in size and is located on a main A Road, 4 miles from junction 10 of the A14, with huge potential.

The owners would also consider offers on a freehold basis.



KEY INVESTMENT HIGHLIGHTS



Large site just under 2 acres with excellent main road frontage



Planning permission for a 2 storey 7 bay workshop with offices and storage above



There are a range of buildings on site offering 375sqm (4020sqft) of internal area.



The site benefits from recently installed security perimeter fencing making it an ideal site for a wide range of uses.

Available on a leasehold or freehold basis.



Vacant Possession



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[TO TAKE A VIDEO TOUR OF THE PROPERTY.](#)

LOCATION

The property is ideally located in the heart of the country offering easy access to the range of major conurbations in the local area including, Northampton, Cambridge, Birmingham, Coventry, Rugby, Peterborough, Luton and Leicester. The site is located on the main A6, 4 miles from junction 10 of the A14, and according to the most recent census data over 657,000 people live within a 25km radius indicating the high population density in the immediate vicinity of the site. Finedon is an up-and-coming area with a fast railway link from its neighbouring town of Wellingborough to London.

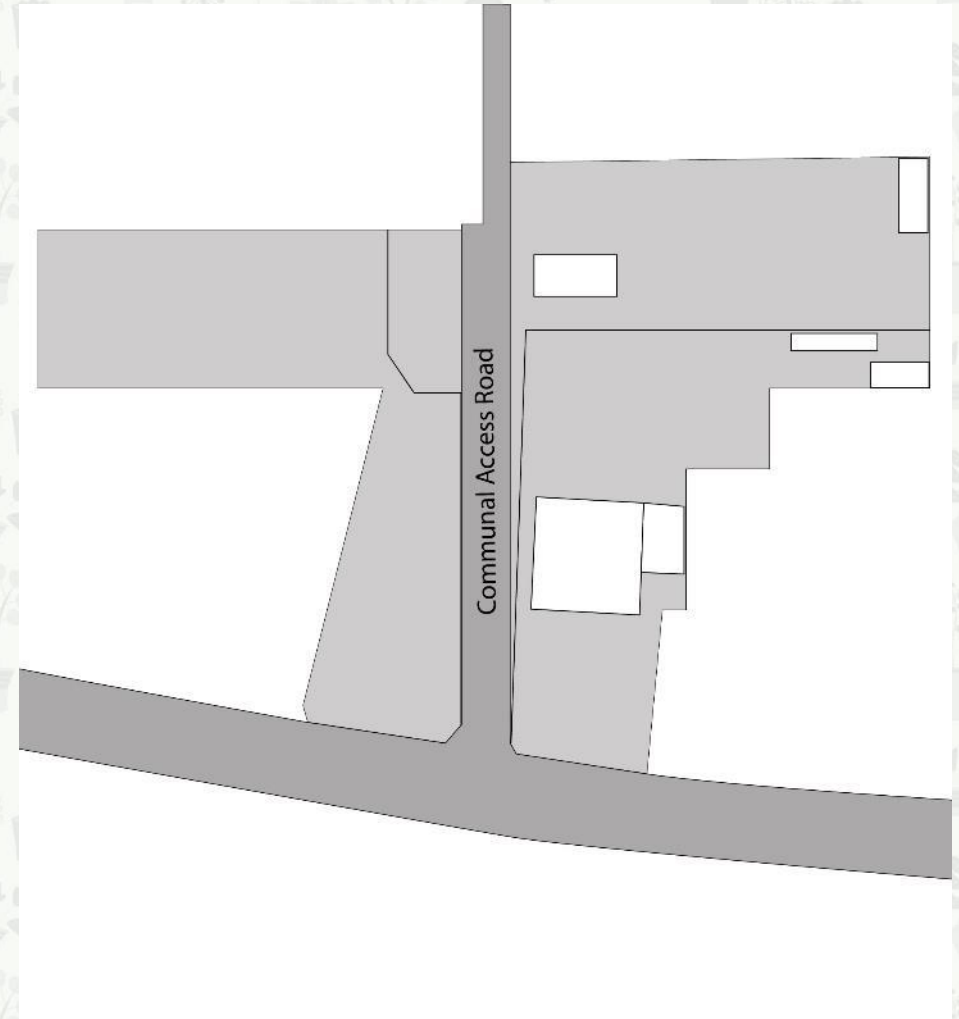


PROPERTY DETAILS

The site has excellent security with a high quality perimeter security fencing and modern CCTV system. The site is largely level and predominantly tarmacked and has a range of buildings including a large 4 bay workshop, recently fitted out air-conditioned sales office and a separate accessory shop with two additional offices.

In addition to the buildings on site there are also a number of storage containers.









CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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CONDITIONS OF THESE PARTICULARS

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