




# School Hall

Fox Street | Rothwell | NN14 6AN



- 0.092 acre site
- Many period features
- Suitable for conversion STPC
- Town centre location
- Close to amenities
- Freehold with Vacant Possession

-  A14 - 1 mile
-  Kettering to London 1h. Station 10 minutes away
-  Kettering 3 miles, Market Harborough - 7.5 miles

## BERRYS

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## LOCATION

Rothwell is a historic market town in Northamptonshire located conveniently on the crossroads of the A14 and the A6 providing excellent commuting possibilities. The town provides excellent amenities ranging from schools, shops, pubs and churches. There is even a weekly market in the square.

## THE PROPERTY

The property is a former Church School Hall. Built in 19<sup>th</sup> century of stone and brick construction with a concrete tile roof. The accommodation is arranged over two storeys and extends to approximately 3,616 sq ft (310 sq m). The accommodation comprises two main hall rooms and associated storage rooms on the lower ground floor.

## SERVICES

The property is connected to mains water, sewerage and gas. A new electricity supply is to be connected by the vendor.

## REGISTERED TITLE

NN305290

## RESTRICTION

Any proposed use will have to be sympathetic to surrounding occupiers and environment.

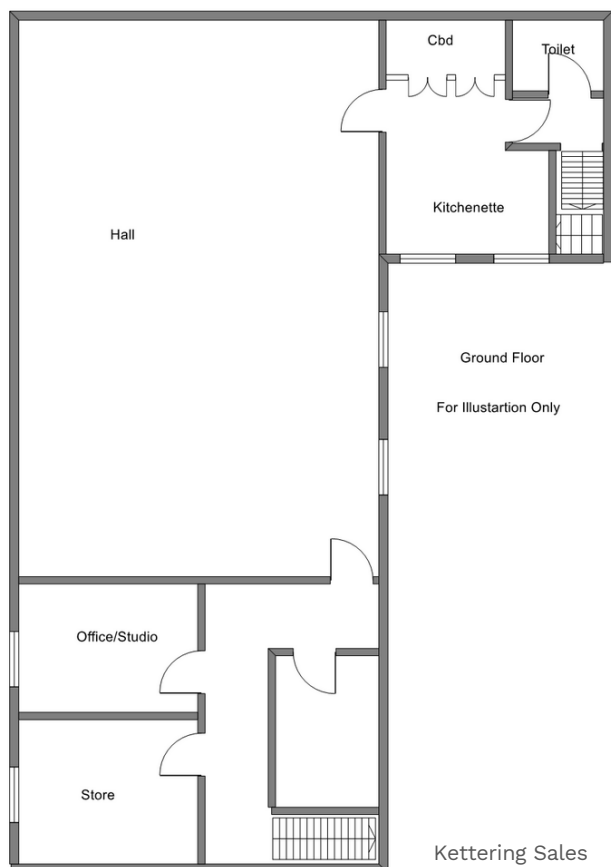
## METHOD OF SALE

The freehold of the property is available for sale by Private Treaty with vacant possession on completion.

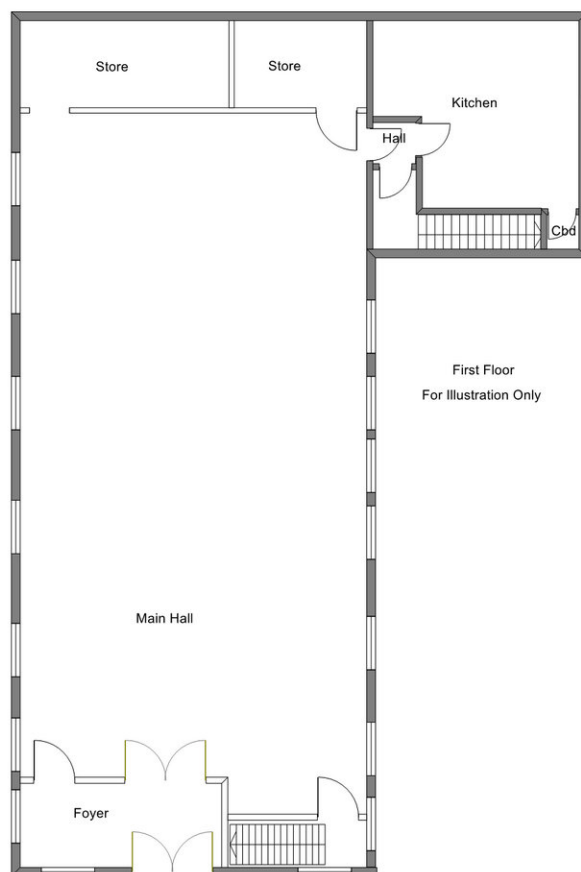
## LOCAL AUTHORITY

North Northamptonshire Council

[www.north-northamptonshire.gov.uk](http://www.north-northamptonshire.gov.uk)



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