



## 54 Premises 54a Flat and Land Station Road,

- Substantial property investment opportunity
- Current Yield £13,740 PA
- Central Location
- Follow link for further details

PRICE  
£265,000

23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk

SIMON  
& CO.  
ESTATE AGENTS



## 54 Premises 54a Flat and Land Station

£265,000 Freehold

Substantial property investment opportunity comprising; A1 Zone Shop/Cafe Premises (trading) with first floor Two bedroom Apartment (occupied) above and adjoining plot of Land without planning permission yet formally Approved via Application KET/2005/0209 for the Construction of 1no. 2 bedroom, two floor dwelling. Current yield £13,740 PA

A1 Zone Shop/Cafe Premises (NN14 2RS) - c. 73.3 sq.m (780 sq.ft) Currently Let at £550pcm - commercial retail unit situated in the centre of the Desborough. Currently trading as a Tea Room/cafe and comprising entrance into retail/seating area, Kitchen, real lobby, W.C and basement.

Two bedroom Apartment (NN14 2RS) - c.83 sq.m (893 sq.ft) Currently Let via AST at £595pcm to 22 March 2025 - Gas central heated and double glazed. Private entrance and stairway to first floor hallway. Large Lounge/diner, Kitchen, utility area, two good size bedrooms. and bathroom. Small balcony area.

A plot of land to the rear of no.54 Station Road (NN14 2RA), fronting onto and with access via Mansfield close. c. 20m x 7m

Viewing strictly via Agent



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk

**SIMON & CO.**  
ESTATE AGENTS