



## 31-31a Station Road, Desborough NN14 2RL

- With excellent potential for further development STPP
- Currently yielding £21,200 PA

PRICE  
£280,000

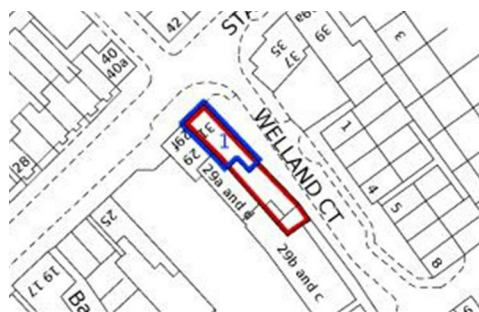
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& CO.  
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With excellent potential for further development (STPP) and currently yielding £21,200 PA from a large 99 sq.m (1,060 sq.ft) three bedroom maisonette and a separate ground floor A1/A2 Retail and Financial/Professional services premises of c.79 sq.m (850 sq.ft) occupied by Corals the bookmakers with c. 3 years remaining on the lease.

The areas of land and outbuilding to the side and rear offers excellent potential for new build as well side extension to existent building subject to planning permissions etc.

Viewing and Further Information please contact the agent; Simon & Co



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.

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