



17-19 Station Road, Desborough NN14 2RL

- Combined Commercial and Residential Freehold Investment
- Restaurant Premises, Two Brand New One Bedroom Apartments with garden area
- Gross PA income £30,680 PA**
- Freehold of the whole site/Restaurant and FOUR apartments
- PLEASE NOTE - The business is NOT for sale - Solely the building premises

PRICE
£310,000

23 High Street, Rothwell
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Combined Commercial and Residential Freehold Investment Opportunity (Premises for sale - not the business which will continue unaffected). Prime Restaurant Premises, Two Brand New One Bedroom Apartments with garden area and the Freehold of the whole site including two modern recently converted leasehold & privately owned 1 Bedroom apartments located above the Restaurant. Gross PA income £30,680 PA**

Summary

Restaurant Premises (c. 101.06 sq.m);

Prime Location within Town fronting onto the main shopping Zone current occupied and Trading on a £14,000 PA lease agreement (5 year from 1 June 2024). The premises offers space for c. 42 covers via versatile 14 table areas with a Separate Kitchen area and three toilets: Male, Female and Disabled facilities. Additional store/shed. Area sq.m – Restaurant 84.67sq.m and Kitchen 16.39 sq.m totalling c. 101.06 sq.m (1,090 sq.ft).

Two Brand New Apartments

Both apartments offer One bedroom plus a Study/cot room, over two levels and with garden area.

**Potential rental income of c.£16,500+ PA

Leasehold of the whole site/Restaurant and FOUR apartments

Leasehold of the said Restaurant and the Two apartments located to the rear. ALSO, two apartments above the Restaurant Premises (outlined in Yellow on image)

PLEASE NOTE - The business is NOT for sale - Solely the building premises



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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