

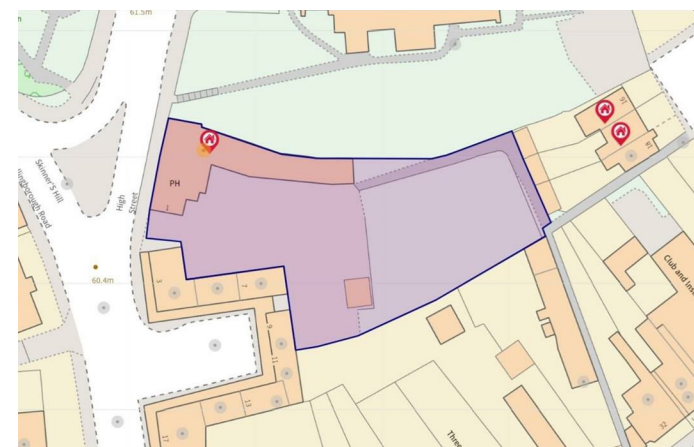
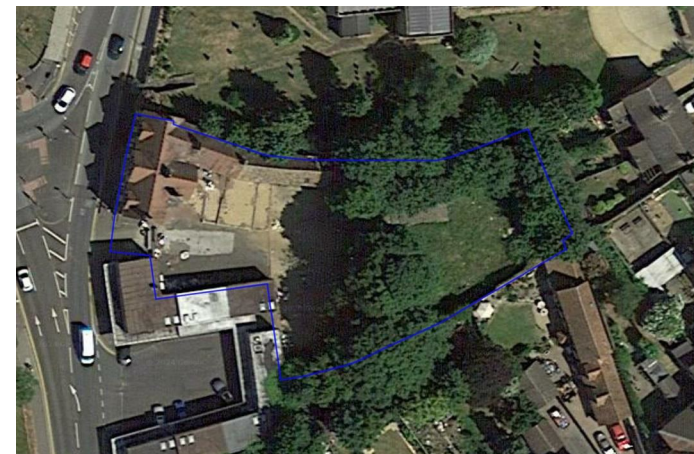


1 High Street South  
Rushden, NN10 0QU



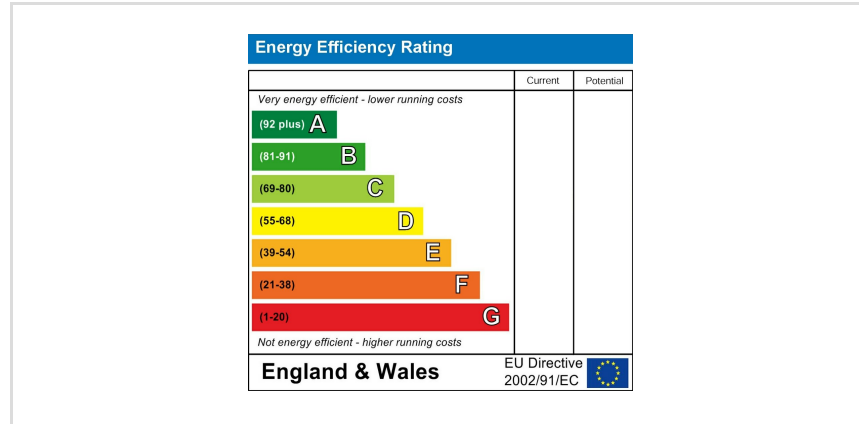
**Simpson & Weekley**

Presenting a rare opportunity to acquire a historic gem, this detached property, formerly known as the Wheatsheaf Inn Public House, boasts a rich heritage dating back to 1888. Nestled in the charming and historic town of Rushden – a town once built on its thriving boot and shoe industry, this prominent building exudes character and potential in equal measure. Currently benefitting from granted planning permission for a change of use/conversion to part office E and residential C3, there is scope to create 6 x no.1 bedroom residential units, catering to the demands of modern living and 223m<sup>2</sup> of internal commercial floor space, perfect to be separated and used as several offices or alternatively would suit a restaurant or be restored to its former glory as a public house. Boasting a prominent location in a vibrant town, complete with parking and amenity space, this property presents an enticing investment prospect for any developer. Further potential for development may also exist (subject to planning permissions being granted), making this a truly unique opportunity not to be missed. 19/02006/FUL EPC Rating Unavailable, Council Tax Band Deleted



Offers In Excess Of £500,000





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