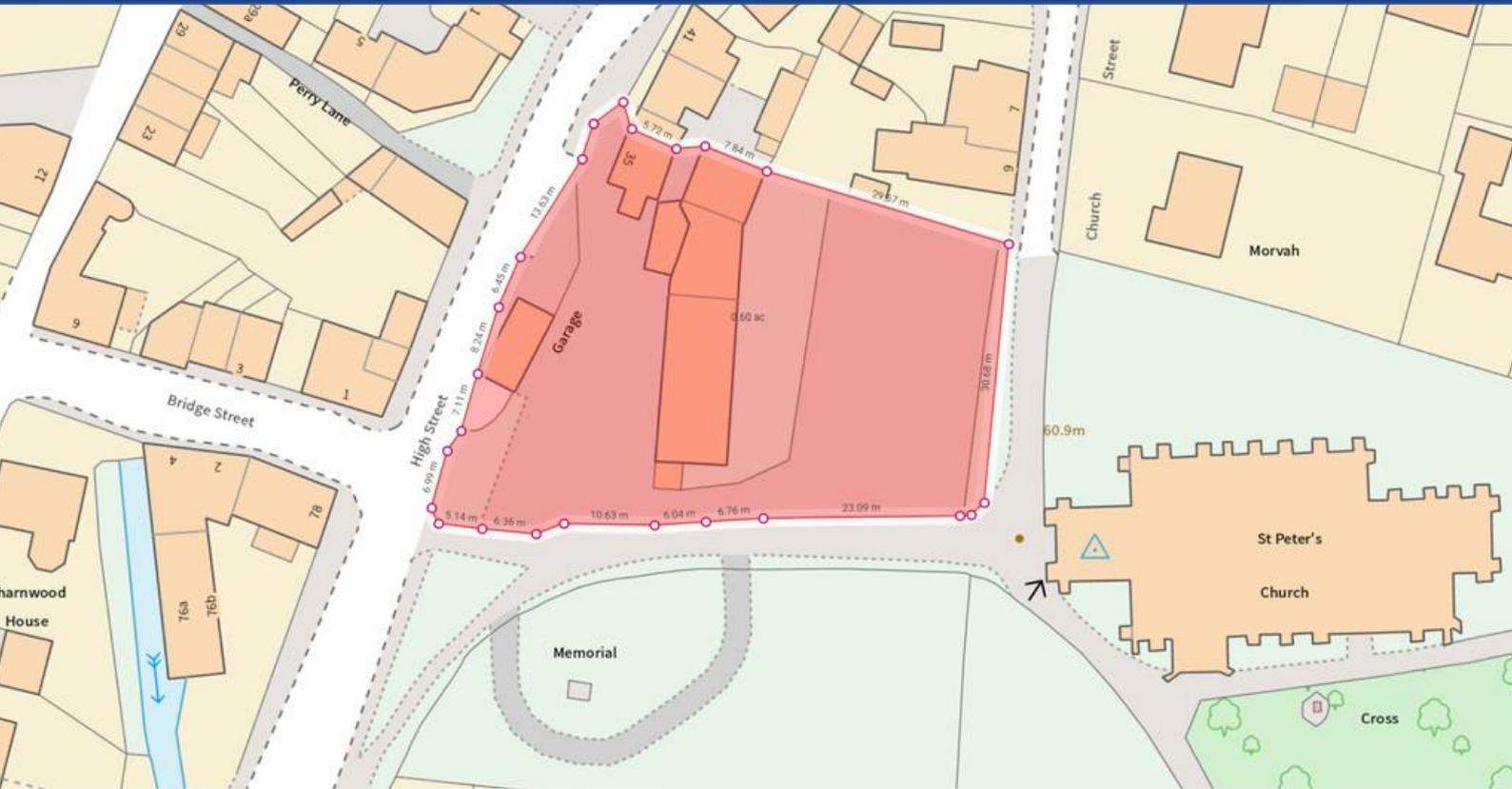


# Established Garage with MOT servicing and car sales

Raunds | Wellingborough | NN9 6HT



- Freehold available for sale at £695,000 including business
- prominent position
- 0.6 acre site
- Stock not included

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## Location

The property sits prominently on the High Street in an elevated position in front of the Church of St Peter and is within walking distance to the Town Centre.

Raunds has good transport links to the A45, A6 and J13 of the A14 and is near surrounding towns and villages such as Rushden, Irthlingborough, Stanwick, Higham Ferrers, Keyston, Wellingborough and Thrapston.

## Description

This historic Car Sales site comprises a end terrace Three storey former residential premises which is brick built with a pitched tiled roof used as a sales office and staff facilities which sits at street level.

Elevated from the main road is a row of single storey light industrial units with a mix of felted and corrugated roofs which provide the MOT and service bays with a car sales forecourt also elevated. Behind the buildings is a rectangular fenced and secure yard / car sales area which is overlooked by the spire of the Church of St Peter.

At street level is the former petrol station canopy with an auto spares retail area beneath.

Please note the site is sloped and has fuel tanks underneath the elevated sales forecourt. A topographical survey report is available on request.

## Accommodation

The buildings comprise the following areas :

3 storey Sales office 1,065ft<sup>2</sup>

MOT and Service Bays 3,072ft<sup>2</sup>

Retail area under canopy unmeasured

Plot size is 0.6 acres.

## Terms

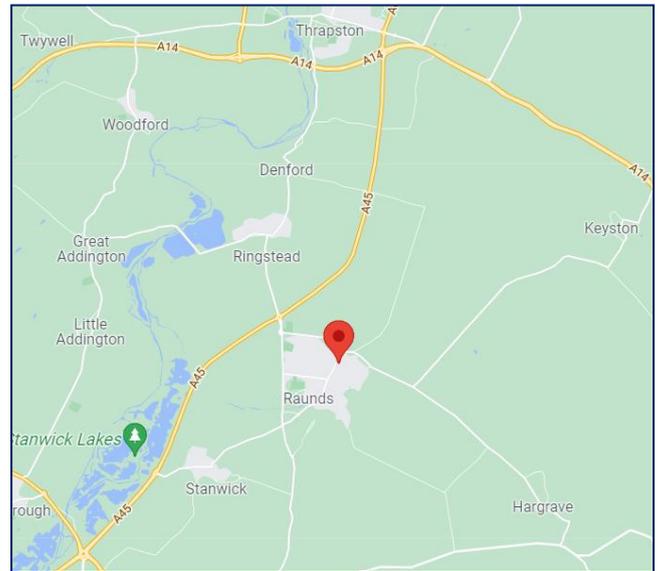
The property, plot and business are available For Sale as a going concern with an asking price of £695,000.

Further details of what is included to be confirmed.

## Business Rates

The site is listed as vehicle repair shop and premises and has a rateable value of £18,000.

Interested parties should check with the local authorities on the amounts payable.



## Planning

The site has a long history of planning as a former petrol garage to car sales etc which can be viewed on the East Northants planning portal and starts from application number 58/0016//RA with numerous applications up to the latest showing online as 98/00561/FUL.

## Services

The property has mains electric and water to the site which are untested.

## Legal Costs

Each party to bear its own costs.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## EPC

The EPC rating for this property is available on request.

## Local Authority

North Northamptonshire Council, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

Tel: 01933 231692

## To book a viewing, please contact:

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