



8 - 11 Broad Green, Wellingborough, NN8 4LE

£899,950

A RARE OPPORTUNITY LOCATED IN THE HEART OF WELLINGBOROUGH!!

Located only minutes away from Wellingborough town centre is this well maintained 14 bedroom hotel with a large outbuilding to the rear and separate 3 bedroom house adjoining, making this a total of 17 BEDROOMS & 16 BATHROOMS. The owner of the property resides on site in the adjoining home and has been successfully running the business for over 20 years.

The property sits on a generous plot with car parking facilities for the hotel at the rear. We believe there is lots of potential to increase the current level of business as a hotel, scope for change of use to accommodate different business opportunities, subject to the correct planning permissions being granted. Overall this family run business has been well cared for and improved over the years and is a unique and exciting opportunity.

CALL HAWKSBY'S NOW FOR MORE INFORMATION & TO BOOK YOUR VIEWING 01933 22 44 44

Note:- The House & The Hotel are on separate titles.

Ground Floor

Approx. 107.9 sq. metres (1161.4 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Total area: approx. 157.1 sq. metres (1690.5 sq. feet)





Tenure: Freehold
Council Tax Band: B
Viewing strictly by
appointment with
Hawksbys on 01933
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!