

## HOW TO GET THERE

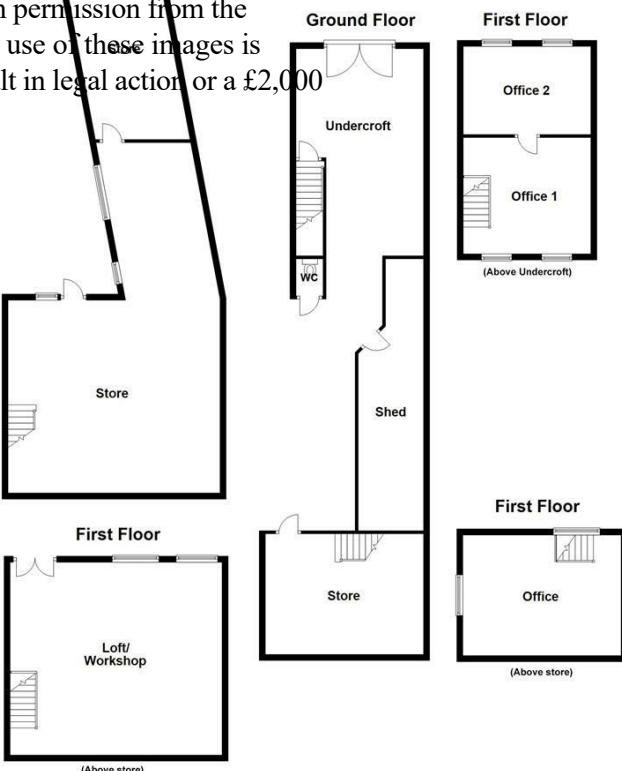
From Northampton town centre proceed in a northerly direction along Barrack Road to Semilong and take the left hand turn on the Barrack Road onto Hester Street. Turn right onto Semilong Road and proceed to the third turning on the left hand side into Baker Street. The property can be found on the right hand side.

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Not to scale. For illustrative purposes only

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## 10 Baker Street, Semilong, Northampton, NN2 6DJ



**For Auction - Guide £75,000 to £90,000**

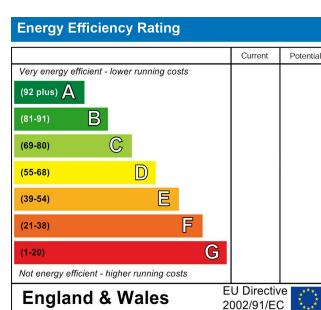
FOR SALE BY AUCTION ON WEDNESDAY 18TH FEBRUARY 2026 COMMENCING AT 11AM -  
SALE VIA A LIVE STREAMED AUCTION

GUIDE PRICE: £75,000 to £90,000

VIEWINGS - BY APPOINTMENT ONLY - PLEASE CALL 01604 259773

Victorian period commercial premises comprising two former workshops, a range of temporary storage sheds with undercroft access beneath offices above. The buildings are arranged around a walled yard and are let on individual tenancy agreements currently yielding an annual rent of £4,780 per annum. The buildings are in need of remodelling/refurbishment and may have potential for alternative use subject to planning consent.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:  
[www.auctionhouse.co.uk/northamptonshire](http://www.auctionhouse.co.uk/northamptonshire)



# 10 Baker Street, Semilong, Northampton, NN2 6DJ

## COMPRISING

### UNDERCROFT

22'6 x 13'9

Direct access to Baker Street there are double leaf gates leading to the undercroft straight through access leading to the yard at the rear. Staircase rises to the first floor.

### FIRST FLOOR

#### OFFICE ONE

12'4 x 10'11

Occupied by Footsteps Travel of Kingsthorpe there is a staircase from the ground floor leading to the office with window overlooking the yard to the rear and connecting to:-



#### OFFICE TWO

13'6 x 9'5

Two windows to the front elevation.

### WC

Standing in a brick enclosure and containing a low level close coupled WC.

### STORE

Constructed of timber with a corrugated roof and connecting the undercroft area to:-

### FIRST WORKSHOP

Comprising a two storey building constructed of brick with a tiled roof and occupied by Northampton Flooring comprising:-

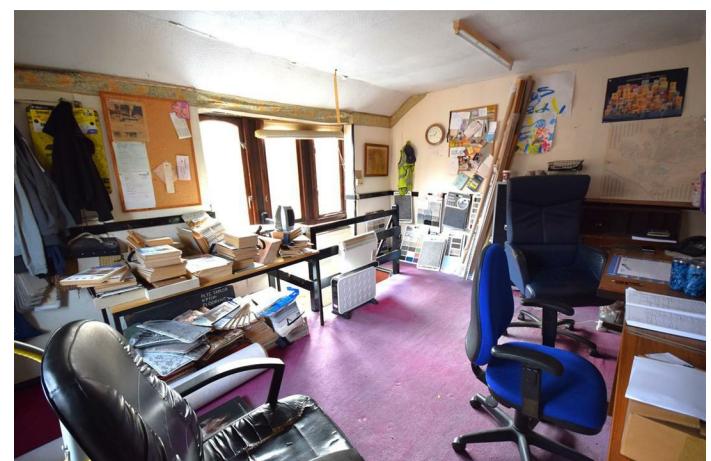


### GROUND FLOOR

#### SAMPLE ROOM

16'11 x 12'7

Gable window and containing the staircase to the first floor.



### FIRST FLOOR

#### OFFICE

16'9 x 12'4

A three casement window to the front elevation, two casement window to the side and light and power connected.



### STORAGE

25'0 x 9'0 approximately

At the rear of the yard there is a storage unit constructed of timber with corrugated iron roof and supported by steel posts.

### WORKSHOP TWO

A two storey building constructed of brick standing at the end of the yard occupied by Classic Upholstery with rooms comprising:-



### GROUND FLOOR

#### STORE ROOM

22'9 x 20'9

Leading to:-

### FIRST FLOOR

#### SINGLE STOREY STORE

18'1 x 10'3

### FIRST FLOOR

### WORKSHOP

22'10 x 20'9

Approached by a fixed staircase to the workshop there is light and power connections, loading door and windows to the front elevation. We are advised that this building has a three phase electricity supply.

### SERVICES

Mains electricity, water and drainage is connected and the water supply is to the communal WC.

### LOCAL AMENITIES

The property stands close to Northampton town centre within walking distance of the shops, restaurants, cafes and public houses. Northampton bus station and Northampton Castle Railway Station with main line services to London Euston and Birmingham New Street are also within walking distance.

### COUNCIL TAX

Business Rateable Values

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Unit 9 - £560

Unit 8 and 9a - £2,450

Unit 10 - £1,600

Unit 11 - £1,150

Unit 12 - £1,475

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION FEE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £1,800 (£1,500 plus VAT).

For further information on viewing call 01604 259773