

The logo for Taylor & Co is located in the top left corner. It consists of a dark green vertical bar on the left and a purple vertical bar on the right, separated by a thin white line. The text 'Taylor & Co' is written in a white serif font across the top of these bars.

Taylor & Co

LAND, NEW HOMES & BESPOKE PROPERTIES



**Mackness Building, Beech Road,
Rushden, Northamptonshire NN10 6DE**

Mackness Building, Beech Road, Rushden

Situated just outside the centre of town this a great opportunity to acquire a very useful building extending to over 9000 square feet of industrial building and offices.

With huge potential for changes of use this we consider is a good investment opportunity that might also suit an owner occupier.

The property has parking on two sides and an extra parcel of land is available, but that currently is the old car park that is now housing storage units.

The price of the additional land is open for negotiation bearing in mind the storage units have the potential to yield £26,000 per annum when fully let.

Offered with full vacant possession and viewing of the building is by appointment.

The warehouse is valued to let out for approximately £48,000 pa as an investment.

Guide Price - £645,000







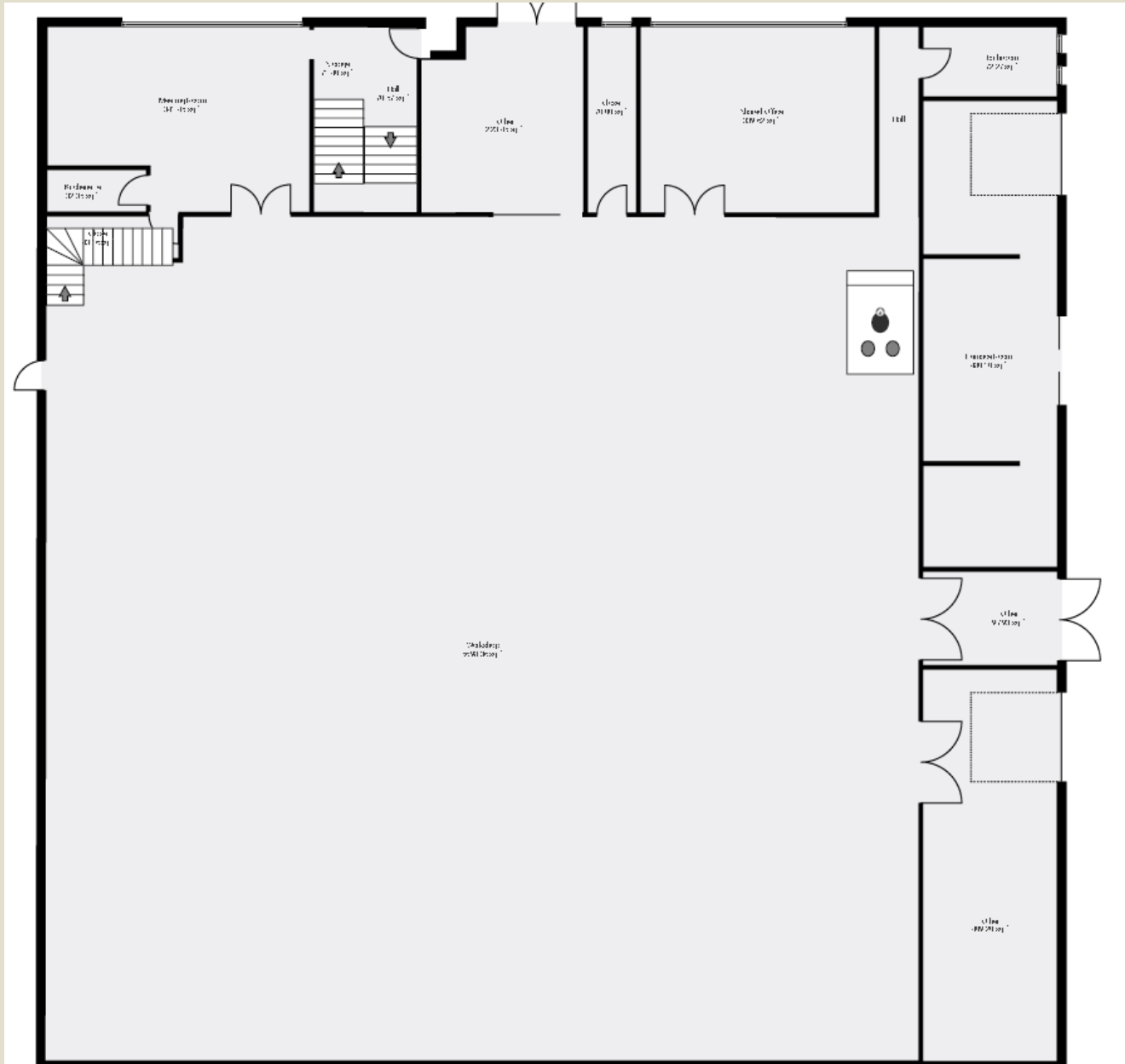




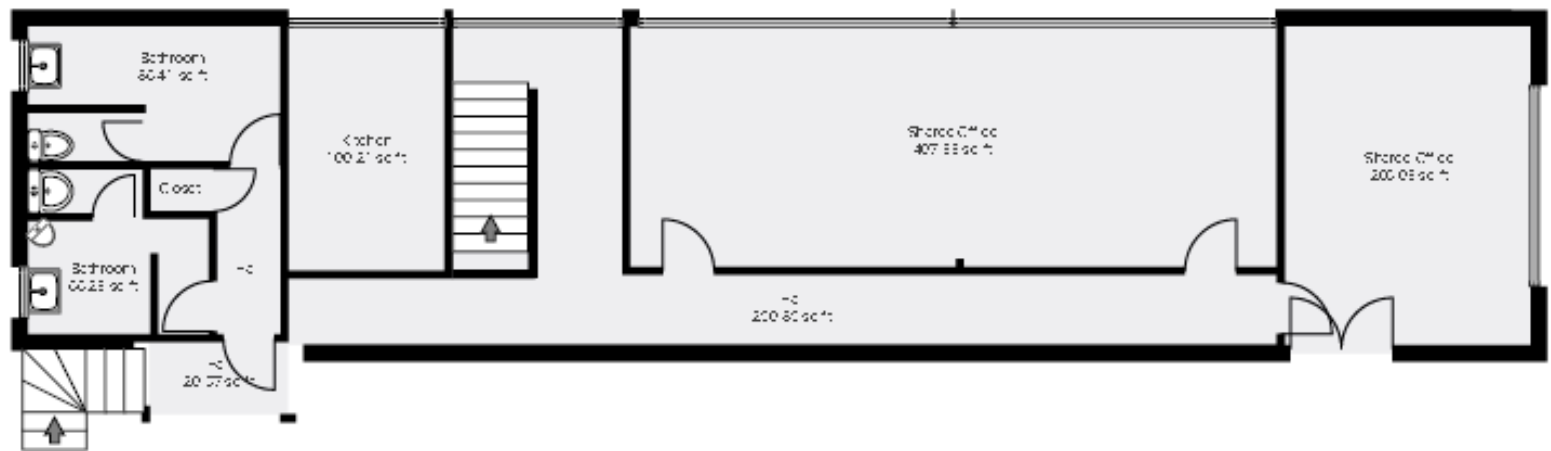




Ground Floor Plan



First Floor Plan



Indicative Drawing



Indicative Drawing



Indicative Drawing



Indicative Drawing



Local Authority - North Northamptonshire Council

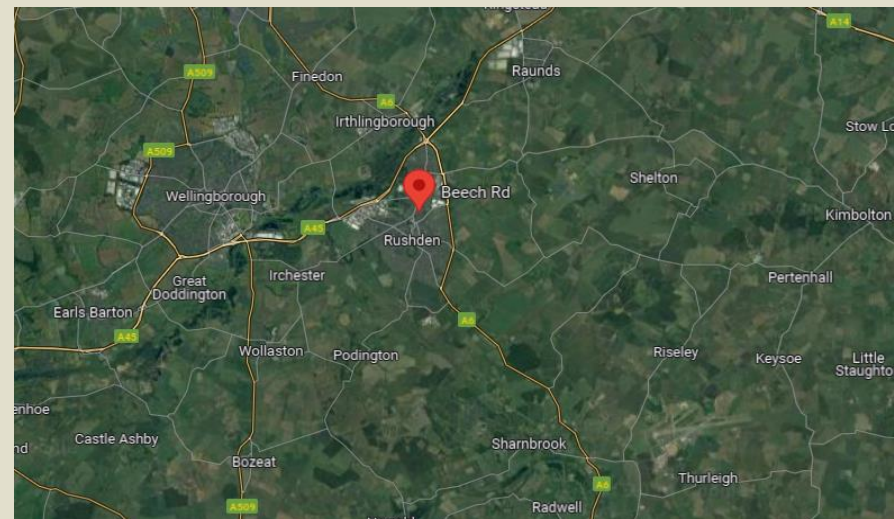
Tenure - Freehold

Viewing - Strictly by appointment only.

Agent - Glenn Taylor – 01234 391099

VAT

The Seller reserves the right to waive their exemption from charging VAT on the land, and it is likely that the purchase price will be subject to VAT. All offers should be submitted exclusive of VAT, but on the assumption that VAT may be charged in addition to the purchase price.



Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

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