



9 Cheyne Walk
Northampton NN1 5PT

Taylor&Co
LAND, NEW HOMES & BESPOKE PROPERTIES

9 Cheyne Walk, Northampton NN1 5PT

5,418 sq ft (503.4 sq m)

Grade II Listed Building known as Queen's Cottage which was first listed on 9 December 1968.

An attractive and highly prominent detached period office building providing good quality office accommodation over three floors (plus basement storage).

The building is in good condition throughout, fully fitted with air conditioning with 15 parking spaces.

**Detached Freehold Period Building - Approximately 5,418 sq ft (503.4 sq m) - Highly prominent Town Centre location - Large Car Park to the rear of the property
Comfort Cooling – LED lighting, carpeting and perimeter trunking – Ideal for professional office or clinic/consulting room use (subject to any necessary constraints)**

Accommodation

Ground Floor	1,567 sq ft
First Floor	1,533 sq ft
Second Floor	1,129 sq ft
Basement	1,189 sq ft
Total	5,418 sq ft

The building will appeal to professional office occupiers as well as potential medical/consulting uses (subject to the necessary constraints). Residential conversion to one house or several apartments, subject to planning.

Access via electric gates to a secure car park to the rear (via Spring Gardens) providing potentially 15 spaces.

Location

The property occupies a highly prominent location fronting Cheyne Walk, which is part of Northampton's inner ring road, directly opposite Northampton General Hospital. In 2023 Cheyne Walk recorded in excess of 14,000 average daily traffic movements (Dept of Transport Road Traffic Statistics).

The town centre and main retail areas are within easy walking distance and vehicular access to the A45 is available within 0.75 miles, which in turn leads to J15 of the M1 (approx 5 miles).

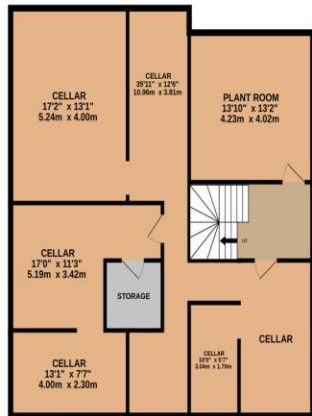
Guide Price - £750,000







BASEMENT
1189 sq.ft. (110.5 sq.m.) approx.



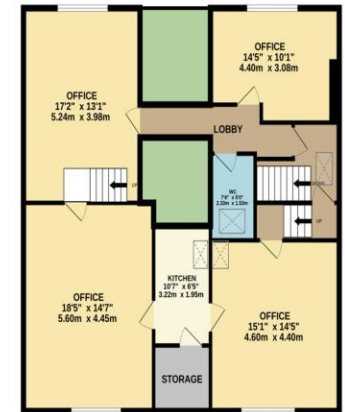
GROUND FLOOR
1567 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR
1533 sq.ft. (142.5 sq.m.) approx.



2ND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA : 5418 sq.ft. (503.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Local Authority – West Northamptonshire Council

Tenure - Freehold

Viewing - Strictly by appointment only.

Agent - Glenn Taylor – 01234 391099

Guide Price - **£750,000.00**

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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