

Queens Building and Nazareth House, Northampton

Freehold opportunity for conversion/development,
subject to the necessary planning consents.



Northampton
General Hospital

University of
Northampton

Northampton
Town Centre

Northampton Train Station


Radisson Hotel

Nazareth House

Northampton
Cathedral

Northampton
International Academy

Racecourse

Queens Building

Malcom Arnold
Academy

Fairfields School



The opportunity.

Queens Building and Nazareth House, Barrack Road, Semilong, Northampton NN2 6AF

Two freehold buildings in a prominent location in the sought after commuter town of Northampton.

- Available as a whole or as two separate lots
- Both properties are within 1.5km of Northampton train station, providing quick access to London and Birmingham
- Suitable for a range of uses subject to planning
- 32,156 sq ft GIA (Queens Building 17,666 sq ft, Nazareth House 14,490 sq ft)

Location

The properties are located just north of Northampton city centre. Northampton sits within the East Midlands, with Birmingham to the north west, Cambridge to the east and London to the south east.

The two buildings are located on the western side of Barracks Road.

The properties are adjacent to The Racecourse, a c. 118 acre park and garden within a few minutes' walk.



Transport

The properties are situated within 1.5km of Northampton railway station offering access to Birmingham within 90 minutes as well as London Euston within 105 minutes.



Northampton Railway Station

The property is located just 1.93km away from Northampton Railway Station.



London Euston

London Euston is accessible by train in 1 hour 45 minutes.





Northampton demographic

Local demographic

Northampton is a market town and civil parish in the East Midlands region of England, with a population estimated at 225,000 (2019). The town is situated 60 miles north west of London and 50 miles south east of Birmingham.

Northampton has seen significant investment and development in recent years driven in part by the quality talent pool within the area. ONS data for 2019 highlights that 38.2% of the Northampton population are employed in SOC 2010 Major Group 1-3 jobs, which include those in professional occupations as well as managerial positions. Some of the biggest private employers in Northampton are Weetabix, Travis Perkins, Nationwide Building Society, RS Components, IPSL and Barclaycard. Nationwide and Barclaycard alone provide over 5,000 jobs within credit, insurance and personal banking (Source: Shared Vision: Training and Career Development).



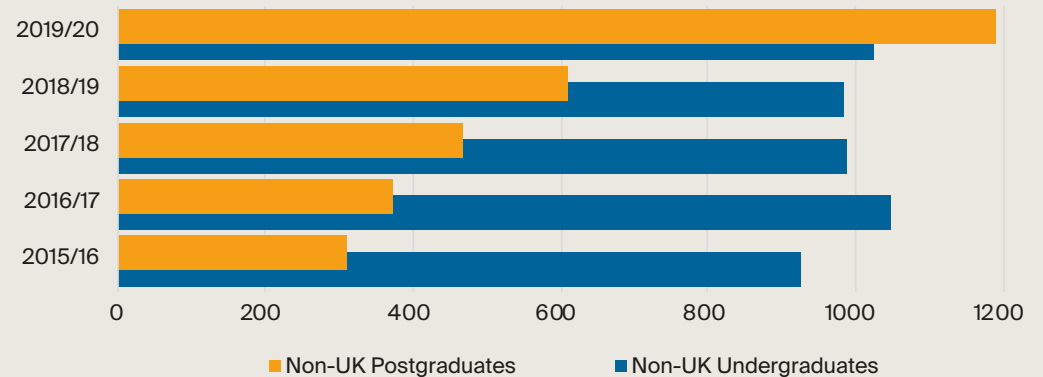
Northampton University regeneration

Northampton is home to The University of Northampton which accommodates a student population of c. 10,000 with an international growth of 79% year-on-year. The university provides 3,051 beds of student accommodation leaving a deficit of c.7,000 beds to be fulfilled by the private sector. In 2021 the average rent for non-purpose built student accommodation (PBSA) in Northampton was £146 per week per bed.

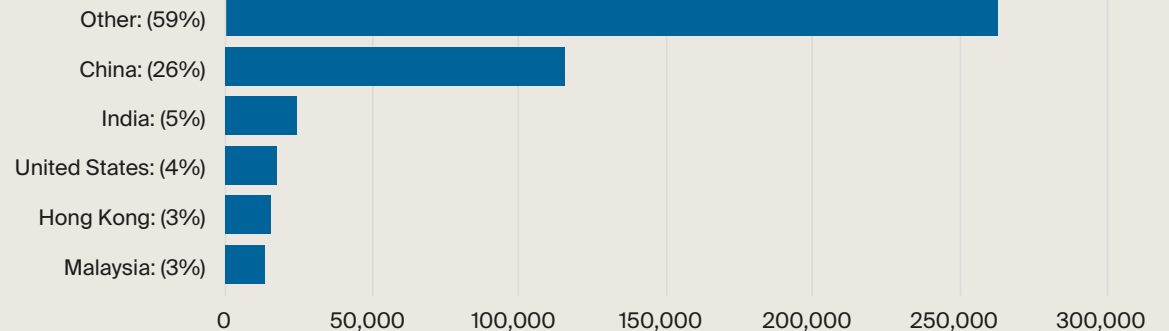


Recently, The University of Northampton has committed £330m into the regeneration of Northampton in the form of a new Waterside Campus. This scheme has utilised the benefits of the UK's largest brownfield enterprise zone with the delivery of new university infrastructure and the ongoing support of local enterprise initiatives.

FULL TIME INTERNATIONAL STUDENTS



TOP 5 INTERNATIONAL DOMICILES



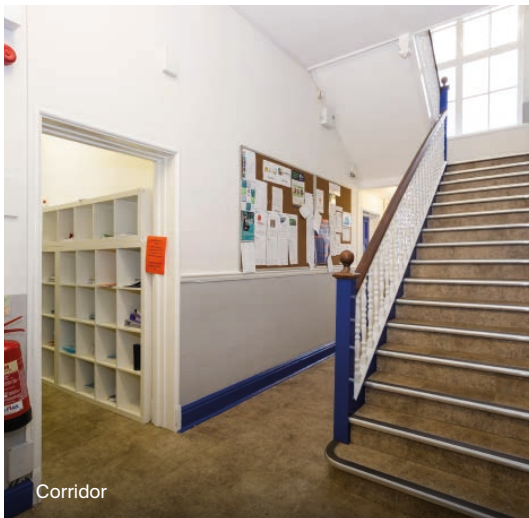
Queens Building



Queens Building

Description

- The building comprises an original building dating from c.1890, with subsequent extensions c. 1935. The property provides 27 classrooms, 2 laboratories, offices, staffrooms, stores and toilets across all floors
- The building is not listed but is considered as a building making a positive contribution and is located within Barrack Road Conservation Area
- 17,666 sq ft (1,641.2 sq m) GIA
- Site area of approximately 0.59 acres
- Freehold with vacant possession on completion
- Suitable for conversion for alternative uses subject to all necessary consents



Corridor



Classroom



Rear car park

Nazareth House



Nazareth House

Description

- The property is located on Barrack Road and is a Grade II listed former convent chapel built in circa 1897. The building is currently owned and operated by Bosworth Independent College to provide teaching accommodation.
- The property provides 17 classrooms, an exam hall, common room/café, staff room, tutorial rooms, office stores, toilets and main school reception and office. There is an enclosed surface car park to the rear with 18 spaces. It is accessed off Marriot Street
- The building is situated within the Barrack Road Conservation Area
- 14,490 sq ft (1,346.2 sq m) GIA
- Site area of approximately 0.33 acres
- Freehold with vacant possession on completion
- Suitable for conversion for alternative uses subject to all necessary consents



Meeting room



Café, common room



Rear car park

Accommodation schedule

Address	Area (sq m) according to Floor Plans	Area (sq ft) According to Floor Plans
Queens Building Barrack Road, Semilong, Northampton NN2 6AF	1,641	17,666
Nazareth House Barrack Road, Semilong, Northampton NN2 6AF	1,346	14,490

Legal title and tenure

The properties are held freehold under the following titles: NN192077, NN10797 and NN44845. Vacant possession on completion.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Viewings

The site can be externally inspected from the public highway. The property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

EPC

Queens Building - D(95)

Nazareth House - E(120)

EPC certificates are available to view on request.

Price

Offers in excess of:

Queens Building - £1,100,000

Nazareth House - £1,000,000

Subject to contract.

VAT

We understand that the property has not been elected for VAT.

Business rates

The current rateable values for the properties are as follows:

Queens Building - £45,500

Nazareth House - £40,250

Method of sale

The property is for sale via informal tender.

Agent note

Please note that Knight Frank are also instructed to dispose of 16 houses in Northampton, on behalf of the same client. Please contact the team for further information.

Further information

Further information is available on our dedicated website. Please email sam.vandevelde@knightfrank.com

Contact

Sam Van de Velde

Surveyor

+44 20 7861 1459

+44 7976 730 148

sam.vandevelde@knightfrank.com

Contact us.

Sam Van de Velde

Education & Charities

+44 20 7861 1459

+44 7976 730 148

sam.vandavelde@knightfrank.com



Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2022. Photographs dated 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.