



**6 - 10 Wellingborough Road, Finedon, Northamptonshire NN9 5JU**

## **REDEVELOPMENT OPPORTUNITY**

- ▶ **6,689 sq ft (621.45 sq m)**
- ▶ **Former Co-op Showroom and Premises**
- ▶ **Pre-planning advice provided for the potential for residential development**
- ▶ **BEST BIDS 5 PM FRIDAY 26TH APRIL 2024**

For enquiries and viewings please contact:



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### Location

Finedon is a small town in North Northamptonshire, located to the east of Wellingborough (4 miles) and Northampton (18.5 miles) south of Kettering (8 miles) and has excellent communication links across the region via the A6, A45, A509 and on to the A14 and M1/A1(M).

The property lies in a predominantly residential catchment and occupies a prominent position on Wellingborough Road at the junction with Rose Hill, which provides access to Banks Park Finedon Tennis Club and Finedon Green, located to the rear of the property.

### Description

The site includes No's 6, 8 and 10 Wellingborough Road and comprises the following:-

No 6 - single storey building with flat roof formerly occupied by Co-op Food store with retail on the ground floor along with ancillary office and storage on the ground floor and basement.

No 8 - two storey brick built building with a modern extension to No 10 with a pitched tiled roof. There are windows at first floor and service doors to the ground floor frontage.

No 10 - an older building of brick construction under a pitched roof with retail frontage on the ground floor and large arched windows to the first floor. This building has retained some of its character with a large open plan first floor with exposed brick walls.

To the rear there is a walled service yard area that is accessed off Rose Hill.

The property does not lay within a conservation area nor is it listed

### Accommodation

	Sq M	Sq Ft
No 6 Ground Floor	260.6	2,805
No 6 Basement	28.3	305
Nos 8-10 Ground Floor	214.5	2,309
Nos 8-10 First Floor	118.1	1,271
<b>Total</b>	<b>621.4</b>	<b>6,689</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand all mains services are connected to the property. TBC

### Planning

The premises have been occupied for mixed use falling within Class E (Business, Commerce & Services) of the Used Classed Act 1987 (as

### Tenure

The property is available for sale with vacant possession

### Business Rates

The property is listed as Shop and Premises with No 10 having a rateable value of £15,000 and No 6 having a rateable value of £18,250. Source VOA

### Price

The property is available freehold with vacant possession. Price on application

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### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D (97)

### Viewings

Viewings are by appointment with sole agents Innes England T: 01332 362244

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 24-Apr-2024



