

339 Wellingborough Road
Northampton NN1 4ER

Tel: 01604 233 600
Fax: 01604 233 445
www.whitesestateagents.co.uk



Guildhall Road, Northampton NN1 1EW



Asking Price £485,000

Investment Opportunity . A rare opportunity to purchase a tenanted 8 bed HMO period property with current licence (WK/202216819) and planning (N/2017/0695) on the prestigious Guildhall Road in the cultural quarter of Northampton Town Centre. Now vacant but we have been advised that the previous gross rent was £58,000 with opportunities to increase. The property boasts character and features throughout. An ideal location with an array of shops & restaurants. Northampton General hospital and the University are only a short distance away. The accommodation itself comprises of two communal showers, two communal toilets and communal kitchen. To the lower ground floor is a bedroom with its own wood handcrafted kitchen and ensuite shower and toilet. The other 7 bedrooms in the property benefit from kitchenettes, To the rear of the property is a fully enclosed garden. Further benefits include feature windows with stained glass and gas central heating bringing together a unique investment.



Bedroom One



Bedroom Two

Lower Ground Floor



Room Three



Room Three ensuite shower

Room Three ensuite toilet

First Floor



Bedroom Four



Bedroom Five



Shower room

Second Floor

WC

Bedroom Six



Kitchen
Third Floor



Shower room



Bedroom seven



Bedroom Eight



Rear Garden

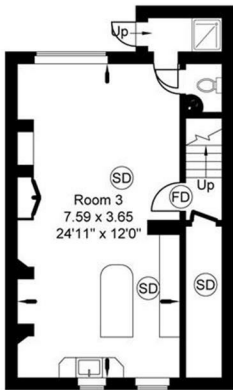
Key :

- Smoke Alarm
- Fire Doors

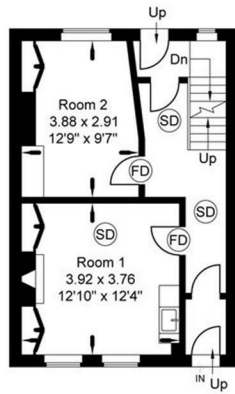
46 Guildhall Road Northampton, NN1 1EW

Approximate Gross Internal Area = 199.96 sq m / 2152.35 sq ft

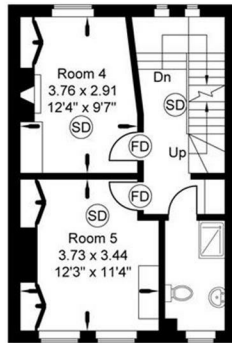
Illustration for identification purposes only,
measurements are approximate, not to scale.



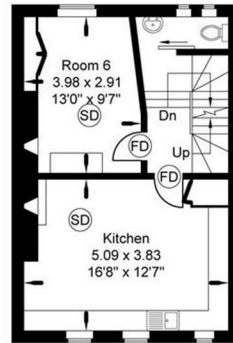
Lower Ground Floor



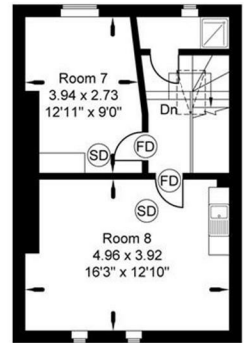
Ground Floor



First Floor




Second Floor



Third Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	