

17-19 Station Road, Desborough NN14 2RL

- Combined Commercial and Residential Freehold Investment
- Restaurant Premises, Two Brand New One Bedroom houses with garden area
- Gross PA income £31,000 PA**
- Freehold of the whole site/Restaurant, two apartments and two houses
- PLEASE NOTE - The business is NOT for sale - Solely the building premises

PRICE
£330,000
BUY-TO-LET
INVESTORS ONLY

23 High Street, Rothwell
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17-19 Station Road, Desborough NN14 £330,000 Freehold

Combined Commercial and Residential Freehold Investment Opportunity (Premises for sale - not the business which will continue unaffected). Prime Restaurant Premises, Two New One Bedroom houses with garden areas and each being let at £8,340 PA. Also including the Freehold of the whole site including two modern recently converted leasehold & privately owned 1 Bedroom apartments located above the Restaurant. Gross PA income £31,080 PA**

Summary

Restaurant Premises (c. 101.06 sq.m);
Prime Location within Town fronting onto the main shopping Zone current occupied and Trading on a £14,400 PA lease agreement (5 year from 1 June 2024). The premises offers space for c. 42 covers via versatile 14 table areas with a Separate Kitchen area and three toilets: Male, Female and Disabled facilities. Additional store/shed. Area sq.m – Restaurant 84.67sq.m and Kitchen 16.39 sq.m totalling c. 101.06 sq.m (1,090 sq.ft).

Two Brand New houses
Both houses offer One bedroom plus a Study/cot room, over two levels and with garden area. **Current rental income of c.£16,680+ PA
Freehold of the whole site/Restaurant and FOUR apartments
ALSO, two apartments above the Restaurant Premises (outlined in Yellow on image)

PLEASE NOTE - The business is NOT for sale - Solely the building premises





All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

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