



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE / INVESTMENT OPPORTUNITY
Commercial Premises & Commercial Yard
NIA 1226 sq m (13195 sq ft) approx



White House Industrial Estate
80 Main Road, Earls Barton, Northants, NN6 0HJ
FOR SALE £265,000 ONO

Harwoods are delighted to offer for sale this excellent freehold commercial investment opportunity, comprising a well-presented semi-detached commercial building currently trading as an established hot food takeaway business, together with a substantial separate commercial yard.

The main property occupies a prominent position fronting the A4500 Main Road in Earls Barton, providing excellent visibility and convenient access towards both Wellingborough and Northampton town centres. The commercial premises extend to approximately 83 sq m (893 sq ft) internally, with the overall area extending to approximately 150 sq m (1,615 sq ft). The property benefits from an enclosed rear garden and allocated parking to the front.

A particularly attractive feature of this opportunity is the large, separately located commercial yard, extending to approximately 1,076 sq m (11,582 sq ft). The yard incorporates a substantial double garage together with two storage containers, previously utilised as office accommodation.

The yard is fully enclosed by security fencing and gated access, providing a secure and versatile area suitable for a variety of commercial, storage and operational requirements, subject to any necessary planning consents.

The property and yard are both well-presented and maintained, with the prominent frontage onto the A4500 providing excellent roadside visibility and accessibility.

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NET INTERNAL AREA:

Ground Floor:	43 sq. m	462 sq. ft
First Floor:	40 sq. m	430 sq. ft
Gross Internal:	83 sq. m	893 sq. ft
Rear Garden:	67 sq. m	721 sq. ft
Total Overall:	150 sq. m	1615 sq. ft

Lease: £8800pa

Yard- £9,000pa

Garage / containers - £2,400pa

Total rental income £20,200pa**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

Commercial Yard: 1076 Sq. M 11,582 Sq. Ft**THE PROPERTY:**

Ground Floor – Reception area, large kitchen, storage, shower & WC.

First Floor – Two double rooms, third single, WC.

External – Enclosed Garden to the property, forecourt parking, large commercial yard, double garage, two containers.

LEASE DETAILS:

The property offers 3 individual tenants.

Green Chilli lease from 2017 to 2032

Rent review at the expiry of the third year and each period of 3 years thereafter of the term.

The yard, garage and containers require 1 Months' notice.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

01 April 2026 to present / £4950

From information supplied from the Gov.UK website the rateable value of the premises.

You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party responsible for own legal fees.

ENERGY EFFICIENCY RATING:

EPC- 76-D

PREMIUM:

None

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

Sasha Wood – Tel: 01933-441464 / 07584 211672
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WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.