

# CHARLES ORLEBAR

Estate Agents & Auctioneers



25-27 Church Street, Rushden, Northamptonshire, NN10 9YU

£225,000





£225,000

# 25-27 Church Street

Rushden, NN10 9YU

- Approx 2162sqft
- Two floors
- Business rates of £11,000 pa
- Scope for conversion subject to permissions
- Town centre location
- Front and side pedestrian access
- Office and retail
- B1 Offices and Workshop businesses

Situated on Church Street in the vibrant town of Rushden, this impressive commercial building offers a generous 2,162 square feet of versatile space, ideal for a variety of business ventures. The property boasts a mixture of office and retail usage, making it a prime location for entrepreneurs looking to establish or expand their presence in a bustling area.

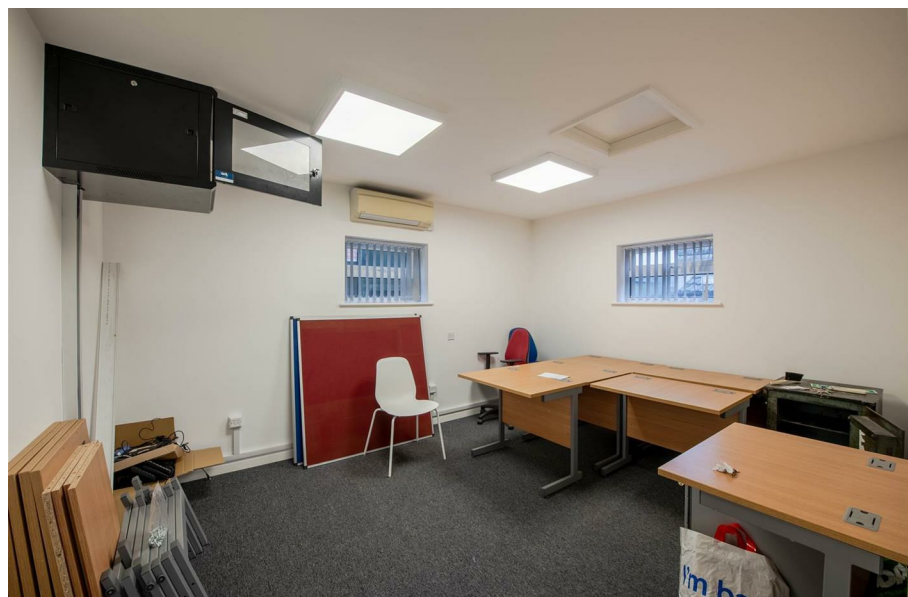
With its proximity to the High Street, this building benefits from excellent foot traffic and visibility, ensuring that your business will be well-positioned to attract customers. The expansive office space features multiple separate areas, providing flexibility for different layouts and functions, whether you envision a dynamic workspace, a retail outlet, or a combination of both.

The property is currently subject to business rates of £11,000 per annum, effective from 2023. Additionally, the surrounding area has seen a trend of properties being converted into residential flats, indicating a growing interest in the locality and potential for future development.

This commercial building presents a unique opportunity for those seeking a strategic location in Rushden, with the potential to adapt the space to suit a range of usages. Whether you are an established business or a new venture, this property is worth considering for your next move.

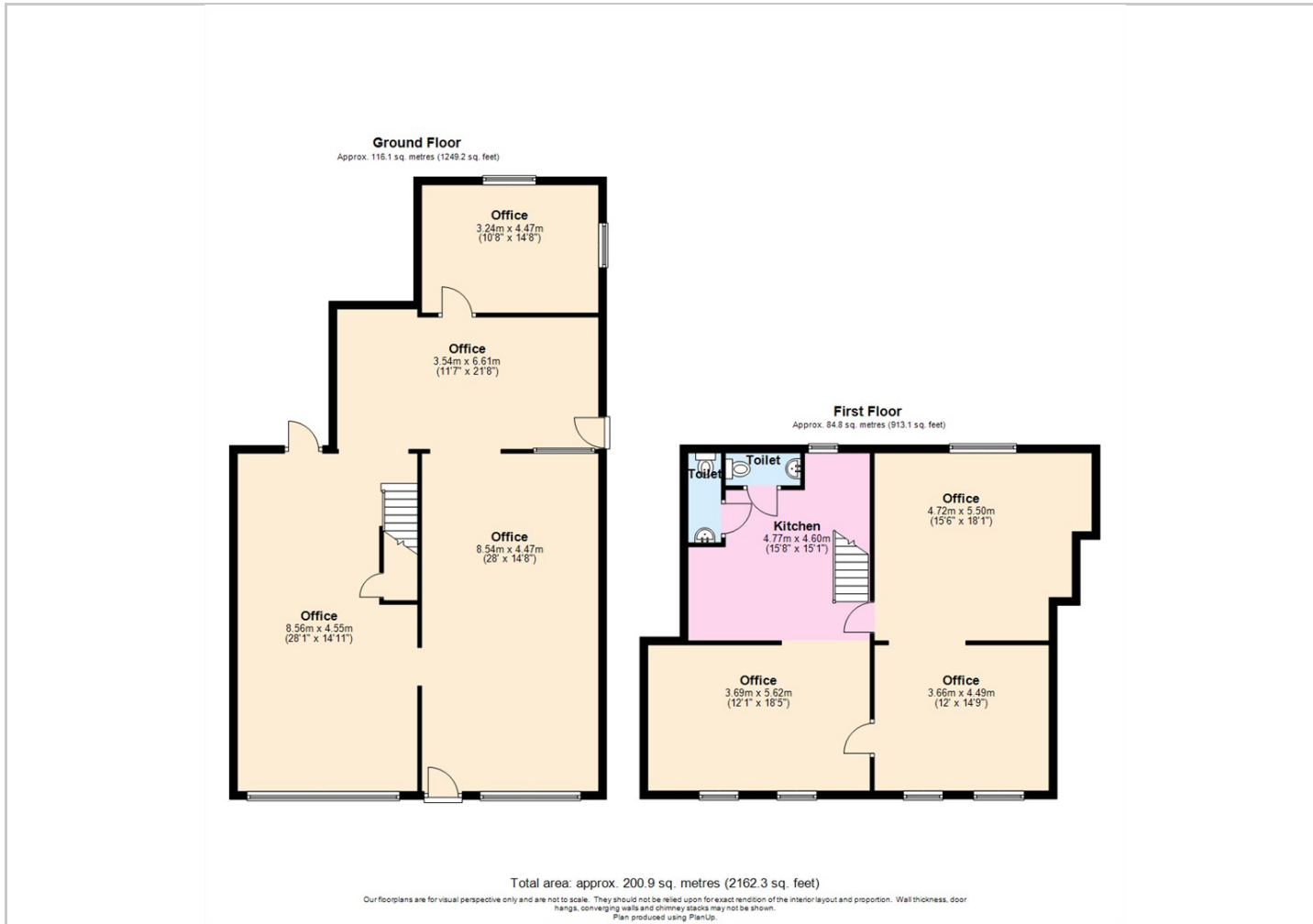


|         |                                |
|---------|--------------------------------|
| Office  | 28'0" x 14'8" (8.54m x 4.47m)  |
| Office  | 28'1" x 14'11" (8.56m x 4.55m) |
| Office  | 11'7" x 21'8" (3.54m x 6.61m)  |
| Office  | 10'8" x 14'8" (3.24m x 4.47m)  |
| Office  | 12'1" x 18'5" (3.69m x 5.62m)  |
| Kitchen | 15'8" x 15'1" (4.77m x 4.60m)  |
| Toilet  |                                |
| Toilet  |                                |
| Office  | 12'0" x 14'9" (3.66m x 4.49m)  |
| Office  | 15'6" x 18'1" (4.72m x 5.50m)  |

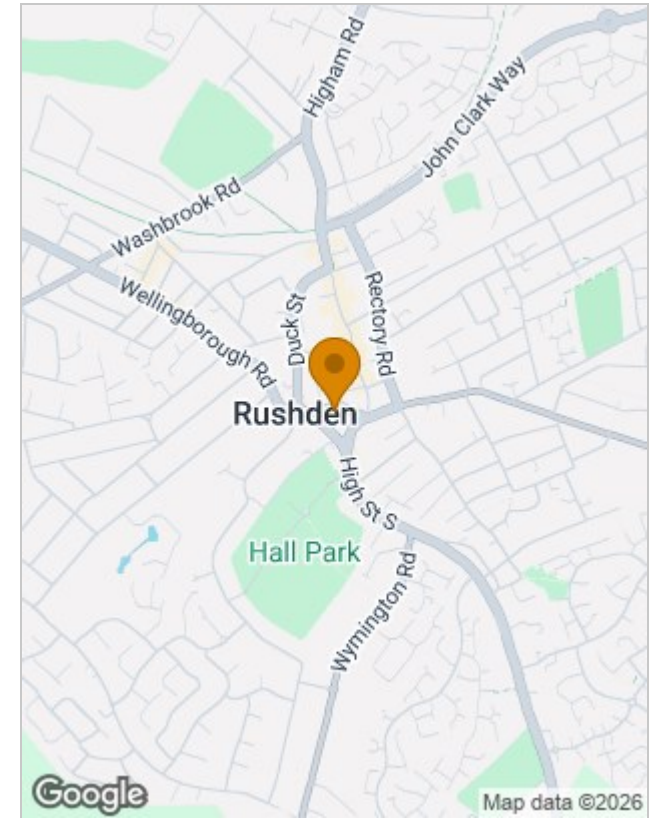




## Floor Plans



## Location Map



## Energy Performance Graph

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

**Council Tax Band:**  
North Northants

**Tenure:** Freehold

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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