



DETACHED RETAIL / OFFICE UNIT - FOR SALE

Station Road, Woodford Halse, NN11

GUIDE PRICE £100,000

An attractive detached single-storey retail/office unit occupying a prominent position on Station Road, close to the centre of Woodford Halse and within an established mixed-use area. The property offers an excellent opportunity for a start-up enterprise seeking its first business premises, for an established occupier requiring a compact and easily managed commercial base, or for an investor seeking a small-scale commercial asset with potential income return.

The unit benefits from a good-sized glazed shop frontage, creating strong visibility to the street and good natural light to the main retail/office area. A hardstanding frontage included within the title provides a useful additional feature, with potential for external display or seating, subject to any necessary consents. Internally, the accommodation is arranged to provide a bright main retail/office space with ancillary staff room/kitchen and separate lobby/cloakroom facilities to the rear.



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 **DAVID COSBY**
CHARTERED SURVEYORS

Detached Retail / Office Unit

44 Station Road, Woodford Halse, NN11 3RB

Guide Price:

£100,000 (VAT is not payable)

Features:

- Detached single-storey retail/office unit
- Prominent position on Station Road
- No VAT payable
- Established mixed-use location
- Glazed shop frontage
- Open-plan, flexible internal layout
- Ancillary staff room/kitchen
- Separate lobby and WC facilities
- Hardstanding frontage with potential use (STP)

Accommodation:

Retail Unit: Net Internal Area – 16 sqm (172 sq ft)

Staff Room: Net Internal Area – 9 sqm (97 sq ft)

Lobby / WC: Net Internal Area – 3 sqm (32 sq ft)

Tenure:

Freehold

VAT:

VAT will not be chargeable on the purchase price.

EPC:

Exempt

Utilities:

We are advised that mains electricity, water, and drainage are connected to the property. Heating is via wall mounted electric panel radiators. Interested parties are advised to commission their own survey to ensure services are suitable for requirements.

Business Rates:

Interested parties should make enquiries of the Valuation Office Agency to establish the current rateable value for the premises.

Broadband Availability:

Ultra fast broadband available with download speeds of up to 950 Mbps.

Local Authority:

West Northamptonshire - Daventry Area, Lodge Road, Daventry, Northants, NN11 4FP.

Legal Costs:

Each party is to bear their own legal and professional costs incurred in the transaction.

Viewings:

Strictly by appointment through the sole agents David Cosby Chartered Surveyors



A detached freehold retail/office unit in a central Woodford Halse position, offering bright and flexible accommodation with hardstanding frontage and useful ancillary staff facilities.

Accommodation

Main Shop Floor

The retail/office area extends to approximately 16 sq m and is fitted with low-level power points, together with a mineral fibre suspended ceiling incorporating recessed 600 x 600 diffused strip lighting. The walls are finished in part brick-effect lining paper, with timber-effect laminate flooring underfoot, and high-level shelving to the rear.

Staff Room / Kitchen

The staff room/kitchen is neutrally presented and benefits from a top-opening casement window to the rear, providing natural light. The space is fitted with ceramic tiled flooring together with a range of built-in base and wall units, incorporating a circular stainless-steel sink with mixer tap.

Rear Lobby / Cloakroom

The lobby/cloakroom has a casement window to the rear aspect and has sheet vinyl flooring and neutral wall finishes. The cloakroom is fitted with a close-coupled WC and wall-mounted ceramic wash hand basin, with an electric water heater above.

Grounds / Front Aspect

The property is set slightly back from the road, with a forecourt included within the freehold title offering potential for external display or seating, subject to the necessary consents. Shared side access leads to the rear elevation, allowing for practical maintenance and servicing.

Location

The property is situated on Station Road within Woodford Halse, a well-established village in West Northamptonshire. The immediate area comprises a mix of local retailers, service providers and residential property, supporting consistent day-to-day footfall and a strong local customer base. Woodford Halse lies approximately 6 miles south of Daventry and benefits from good access to the A361, which in turn connects to the A45 and wider regional road network, including the M1 motorway. The village serves a broad rural catchment and provides a range of local amenities, making it a practical and accessible trading location for a variety of small businesses. Station Road forms one of the village's principal commercial thoroughfares, ensuring visibility and accessibility for both passing traffic and local residents.



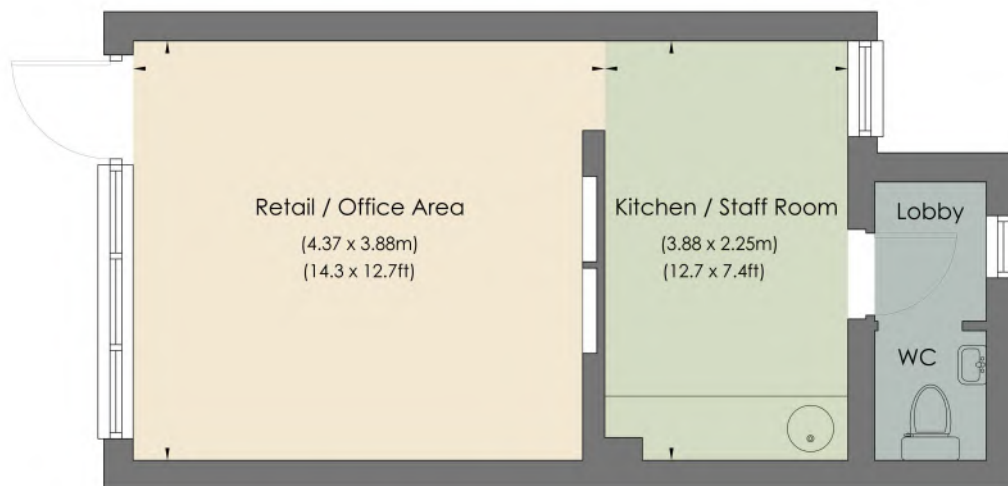
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Approximate GIA (Gross Internal Area) = 29 sqm (312 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 29 sqm (312 sqft)



Important Notice

Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon.

Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.

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