



**124 High Street, Rushden  
Northamptonshire NN10 0PD  
Price £200,000 Freehold**

A GREAT INVESTMENT OPPORTUNITY or for someone looking to run their own business and live above, therefore saving the dreaded morning commute! Situated opposite Wetherspoons, towards the end of the High Street, in a very visual position, benefitting from the hustle and bustle of Rushden High Street.

Offered to the market for sale with no onward chain, there is the distinct advantage of rear access for off road parking and loading/unloading off the lower end of Victoria Road, along with an outbuilding and rear yard. The premises is currently vacant and has undergone a hefty modernisation investment in the past couple of years, with the property now being sold as seen, with scope for the finishing-off works being completed by our vendor clients possible, if so required, as part of any exchanged contract.

Please contact James Coles, Branch Manager, for further information and to arrange an early viewing.

- Town Centre Location
- Off Road Parking
- Great Investment Opportunity
- Energy Efficiency Ratings - TBA - EPC's ordered
- Rear Access
- No Onward Chain
- Recent, hefty modernisation carried out
- Rear Yard and Outbuilding
- Viewing Advised
- Commercial and Residential accommodation



### Location

The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

TBA.

### Energy Ratings

Energy Efficiency Rating - EPCs ordered

Certificate number - EPCs ordered

### Reception Area 11'9" x 10'3" (3.58m x 3.13m)

### Room 1 12'0" x 10'10" (3.66m x 3.30m)

Minimum measurement, plus under stairs cupboard.

### Room 2 10'9" x 6'11" (3.28m x 2.13m)

Minimum measurement, plus recess.

### Room 3 20'4" x 6'9" (6.19m x 2.06m)

Minimum measurement.

### Kitchen 7'0" x 6'0" (2.13m x 1.83m)

Maximum measurement.

### Ground Floor Cloakroom / WC

### Inner Hall

### Landing

### Open Plan Kitchen / Living Room 11'0" x 14'2" (3.35m x 4.33m)

Plus bay window.

### Bedroom 11'11" x 8'11" (3.64m x 2.72m)

### Shower Room / WC 10'4" x 6'8" (3.16m x 2.04m)

Maximum measurement

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor

client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

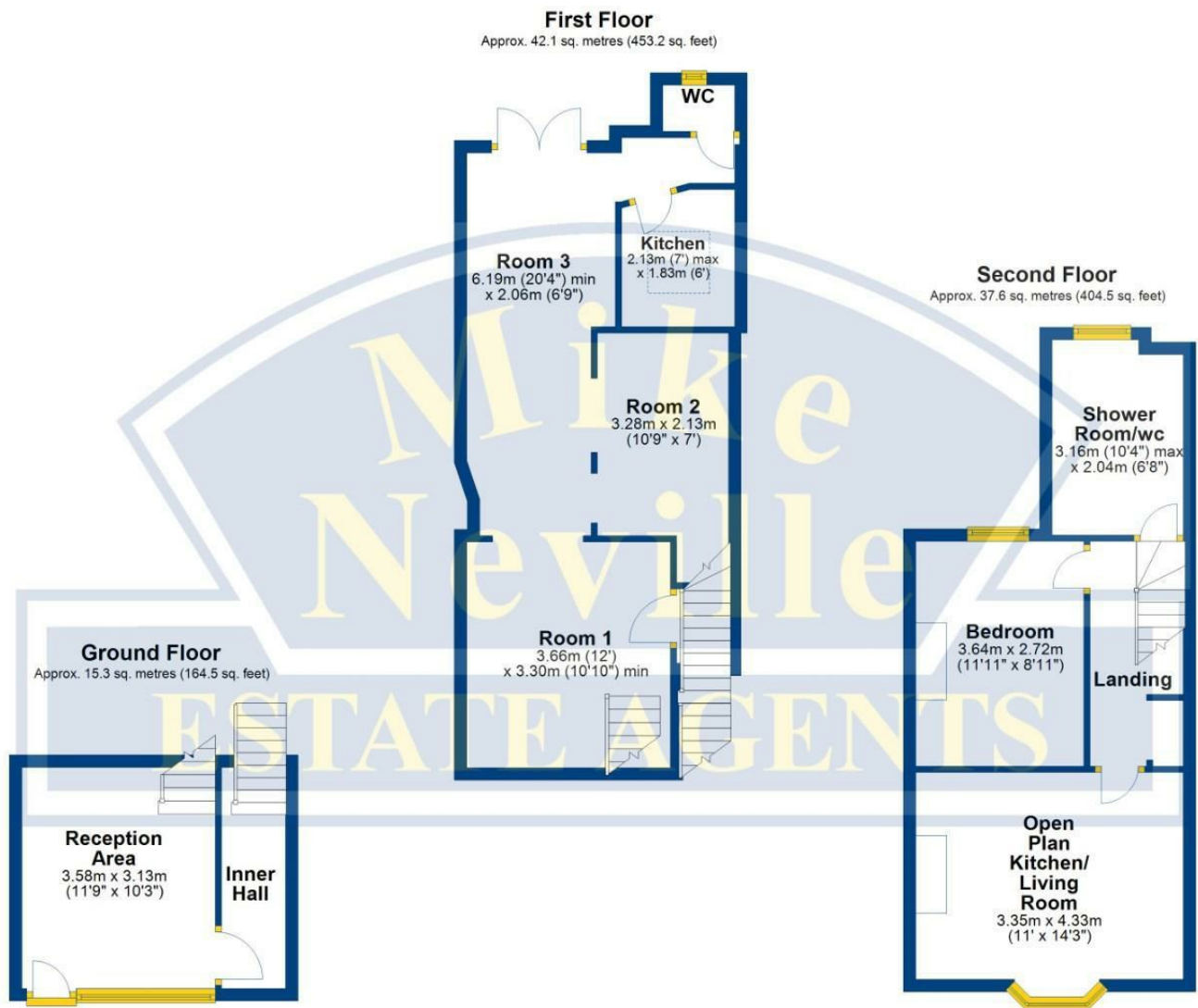
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).







Total area: approx. 95.0 sq. metres (1022.2 sq. feet)