



# HARWOODS

Chartered Surveyors & Estate Agents

**INVESTMENT OPPORTUNITY**  
**THREE INDIVIDUAL COMMERCIAL UNITS FOR SALE**  
**TOTAL NIA – 262 sq m (2820 sq ft) approx**



**42 LONDON ROAD, KETTERING NN15 7QA**  
*and*  
**1 & 3 BOWLING GREEN ROAD, KETTERING NN15 7QW**

**FOR SALE - £390,000 Subject to Contract**

The property consists of three commercial units which were formerly Kettering Council Offices situated on the outskirts of the town centre within the conservation area and close to the A43. London Road and Bowling Green Road are a mixture of residential and commercial properties in a prime location.

Internally the property has retained some original period features such as 18<sup>th</sup> century staircase and tiled floors stained-glass windows, high ceilings, coving, arched recesses a balcony overlooking the church. The property is in good decorative order both internally and externally.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

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**THE PROPERTIES:**

**42 London Road:** 51 sq m (549 sq ft)

Let on a full repairing and insuring lease expiring in 2026.

Ground floor retail area with store to the rear and pedestrian access from the side of the property.

Use of the property is under Class B1 of the Use Classes Order 1987.

Energy Efficiency Rating: E-113

**1 Bowling Green Road:** 72 sq m (775 sq ft)

Let on a full repairing and insuring lease expiring in 2029.

Ground Floor Office Area.

Use of the property is under Class B1 of the Use Classes Order 1987.

Energy Efficiency Rating: E-110

**3 Bowling Green Road:** 139 sq m (1496 sq m)

Let on a full repairing and insuring lease expiring in 2029.

First floor retail unit.

Use of the property is under Class E of the Use Classes Order 1987.

Energy Efficiency Rating: Awaiting.

\*\*\* All units have use of the Kitchen and Cloakroom/wc facilities.

**FOR SALE:**

£390,000 Subject to Contract for the Freehold Interest.

(Projected income - £25,000 per annum).

**SERVICES:**

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

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:**

From information supplied from the Gov.UK website the rateable values of the properties are as follows:-

42 London Road:	£5700
1 Bowling Green Road:	£5200
3 Bowling Green Road:	£7600

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

**LEGAL FEES:**

Each party to be responsible for their own legal fees in respect of this transaction.

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

**Sasha Wood – Tel: 01933-441464  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

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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.