



**7-9 High Street, Finedon
Northamptonshire NN9 5JN
Price £375,000 Freehold**

A unique and character filled property, dating back to the late 1600's/early 1700's, latterly extended to the rear in the 1980's. Used and run as an antiques business with a very large apartment above by our vendor clients for the past 20 years, the property is now being listed for sale only as a result of them retiring and moving out of the area to move nearer to their family. Only upon viewing will one appreciate the overall space and character on offer here. To the rear, there is a fully enclosed, private rear courtyard, with rear gated access and a large workshop/barn plus a large shed/store. This property would make a perfect opportunity for someone looking to run their own business and live above, therefore saving the dreaded morning commute! Or, of course, as an investment - letting either part or the entirety. Situated in the heart of Finedon, close to other High Street shops, facilities and good road links.

- A unique and character filled property, dating back to the late 1600's/early 1700's, latterly extended to the rear in the 1980's
- Fully enclosed, private rear courtyard, with rear gated access
- Commercial aspect some 615 sqft
- EPC's - residential and commercial - ordered
- Used and run as an antiques business with a very large apartment above by our vendor clients for the past 20 years
- Large workshop/barn plus a large shed/store
- Lovely location
- Only upon viewing will one appreciate the overall space and character on offer here
- Apartment is some 873 sqft
- Perfect buy-to-live in property or investment



Location

Situated in the Heart of Finedon. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

For the apartment, classed as 7a - TBC.

Business Rates

For the commercial aspect, known as 7-9, TBC.

According to <https://www.gov.uk/correct-your-business-rates> - The Rateable Value for these premises is TBC. This is not the amount payable, but this figure is used to calculate your rates bill.

Please contact North Northamptonshire Council on 01832 742000 for information regarding Business Rates payable.

The premises could be subject to Small Business Rates Relief, dependent upon the business, etc.

Energy Rating

Energy Efficiency Rating - Residential - TBC - EPC ordered

Certificate number - Residential - TBC - EPC ordered

Energy Efficiency Rating - Commercial - TBC - EPC ordered

Certificate number - Commercial - TBC - EPC ordered

Large Workshop / Barn 13'6" x 9'11" (4.13m x 3.04m)

Large Shed / Store 13'10" x 9'0" (4.23m x 2.75m)

General / Additional Information

All main services are connected.
Mixed use - commercial and residential.
Number 7-9 is the shop/commercial.
7a is the residential/apartment.
For 20+ years run as an antiques business and shop with living accommodation above.
We are advised by our vendors clients the property is not listed.
We are advised by our vendors clients the property is not in a conservation area.
Late 1600's / early 1700's – original dwelling.

Extended to rear in the 1980's.

Replacement double glazing to first floor aspects - front and rear.

1 water meter for the whole property.

2 electric meters – 1 in the shop, 1 in the apartment.

1 gas meter.

1 gas fired boiler, in apartment.

There is a flying freehold – this is the bathroom and the walk-in wardrobe.

There is a right of way from the High Street through to the rear - shared by number 7-9 and the neighbouring property.

The entire property is held on 1 sole title (not split).

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

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

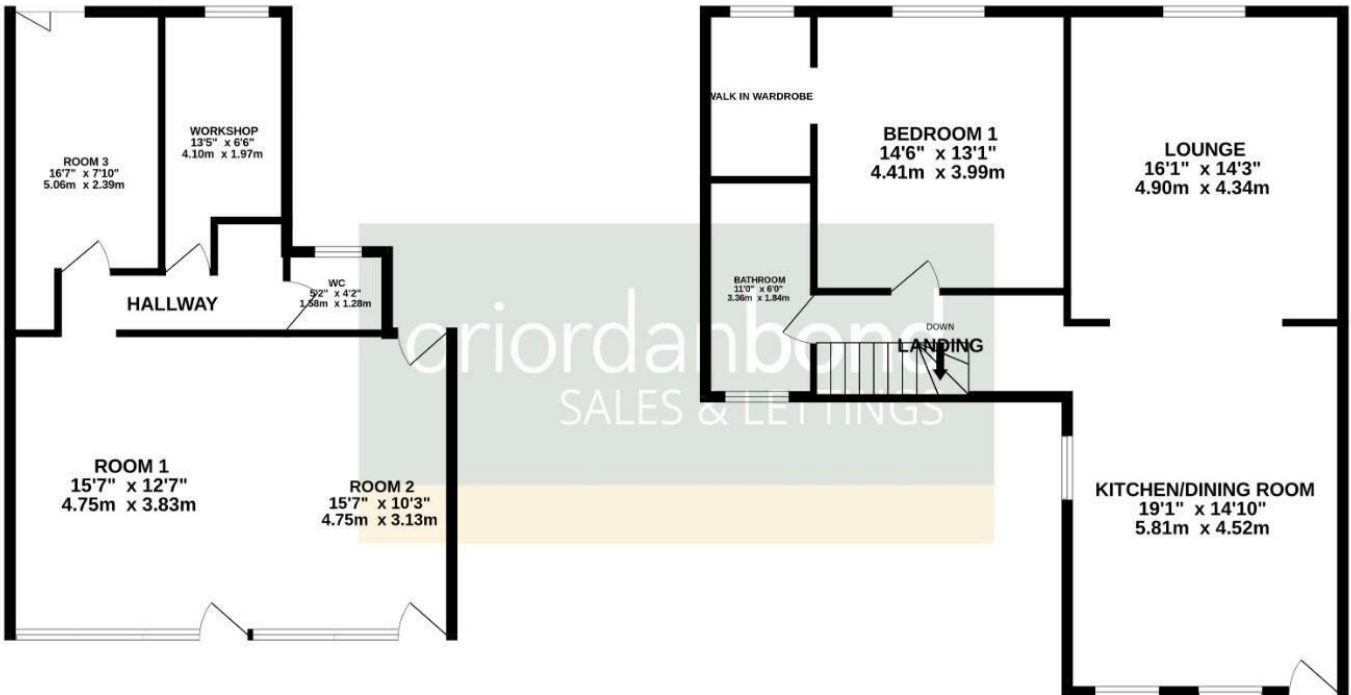
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026