

74-76 Station Road, Desborough NN14 2RS

- Combined Commercial and Residential Freehold Investment Opportunity
- Prime Location within the Town cornering onto the main shopping
- Three x One bedroom apartments currently let on a SPT
- Leasehold of the whole site; Café/Bistro premise and Three apartments
- Gross PA income £26,700PA**
- PLEASE NOTE - The business is NOT for sale - Solely the building premises

PRICE
£310,000

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74-76 Station Road, Desborough NN14 £310,000 Freehold

74 & 76, Station Road Desborough, Kettering, Northamptonshire, NN14 2RS

Combined Commercial and Residential Freehold Investment Opportunity (Premises for sale - not the business which will continue unaffected). Prominent high profile corner Café/Bistro premises within Town Centre location and three x one-bedroom apartments.
Gross PA income £26,700PA**

Café/Bistro/Mini Market Premises (c.66 sq.m)
Prime Location within the Town cornering onto the main shopping Zone. Current occupied and Trading on a £12,000 PA lease agreement (7 year from June 2026).
Premises comprises two restaurant setting area and bar seating approximately c.35+ covers, plus Kitchen, Two toilets and South aspect courtyard garden and brick storge sheds (current planning KET/2012/0394 Café/Bistro)

Three modern New Apartments
Three x One bedroom apartments currently let on a SPT totalling c. £14,700PA yet **somewhat below market value

Freehold of the whole site; Café/Bistro premises and Three apartments. Business Rates £8,100 PA as of 1 April 2026 - please refer to .Gov Business Rate for updates from 3 August 2026

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All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.

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