



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE / INVESTMENT OPPORTUNITY

Commercial Retail & Yard

NIA 83 sq m (892 sq ft) approx



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**1 White House, Industrial Estate
80 Main Road, Earls Barton, Northants, NN6 0HJ
FOR SALE £275,000**

Harwoods are pleased to offer this investment opportunity a retail commercial building, with a large separate commercial yard, double garage, and two containers used previously as offices. The property is situated on the A4500 on the Main Road, close to Wellingborough and Northampton town centres.

The property comprises 83 Sq. Meters which is 892 sq. ft and attached to large private yard. 465 Sq. Meters which is approximately 5000 sq. ft.

Fittings and decorations

Internally and externally the property is well presented. The property has a front and side facing windows and fluorescent lighting, a rear garden enclosed.

Use of property will be under E of the Use Classes Order 1987

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREA:

Ground Floor:	43 sq m	462 sq ft
First Floor:	40 sq m	430 sq ft
Gross Internal:	83 sq m	892 sq ft
Outside (Yard):	465 sq m	5000 sq ft

THE PROPERTY:

Ground Floor – Reception area, large kitchen, storage, shower & WC.

First Floor – Two double rooms, third single, WC.

External – Yard, forecourt parking, double garage, two containers.

LEASE DETAILS:

The property offers 3 individual tenants.

Green Chilli lease from 2017 to 2032

Full Repair and Insuring Lease

Rent review at the expiry of the third year and each period of 3 years thereafter of the term.

£8800 per annum

Yard £9,000pa

Garage / containers £2,400pa

Total rental income £20,200pa

SERVICES:

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

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:

01 April 2026 to present / £4950

From information supplied from the Gov.UK website the rateable value of the premises.

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

LEGAL FEES:

Each party responsible for own legal fees.

ENERGY EFFICIENCY RATING:

ECP- 76-D

PREMIUM:

None



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933-441464 / 07584 211672

or e-mail sasha@harwoodsproperty.co.uk

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VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.