



## 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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ESTATE AGENTS

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 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 storage 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

PLEASE NOTE - The business is NOT for sale - Solely the building premises



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.

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