



## Mixed Use Freehold Investment For Sale

Stanwick | Northants | NN9 6QJ

# Spencer Parade

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## FEATURES

- Commercial and residential tenants in place
- Current Owner to take new 5 year lease no break on Butchers.
- Ability for growth in residential rent
- Total current income offered £23,200per annum
- Guide price of £360,000

## Virtual Tour Link

<https://tour.giraffe360.com/2a924576878c491681905c6f54670e09/>

## Location

The property is located in the village of Stanwick near market towns Higham Ferrers, Finedon and Irthlingborough and is close to both the A45 and A6. Northampton, Wellingborough, Rushden and Kettering are all within a 20-minute drive.

It is situated on a main road set back slightly and has residential properties surrounding it.

## Description

This detached extended property is brick built with both pitched and flat roofs. Externally the property has a glazed shop front facing the main road and side access that slopes down to a rear yard which has space for vehicles to park / unload and provides additional storage facilities. There is a self-contained entrance to the first floor flat.

Internally the property provides a customer retail area, large kitchen / preparation area with built in refrigeration units, Staff WC and rear access to a lower ground office facility and further cold store / storage facilities.



The flat comprises a Lounge, Kitchen, Bathroom and two good sized bedrooms.

### Accommodation

The property has been measured on a net internal basis and comprises the following:

- Retail unit - 1,300 ft<sup>2</sup> (120m<sup>2</sup>)
- Lower Ground office 165 ft<sup>2</sup> (15.33m<sup>2</sup>)
- Flat - 750 ft<sup>2</sup> (69.7m<sup>2</sup>)

The various outbuildings in the rear yard are unmeasured.

### Terms

The property is available freehold at an asking price of £360,000 to include the flat above.

### Tenancies

22a Spencer parade is rented out under an AST for £660.00 pm (£7920.00 per annum).

The ground floor commercial unit will be let to the current owner on a 5 year term no break at an annual rent of £16,000 per annum. Heads of Terms approved by owner and available on request.

### Business Rates

Tenants responsibility.

### Planning

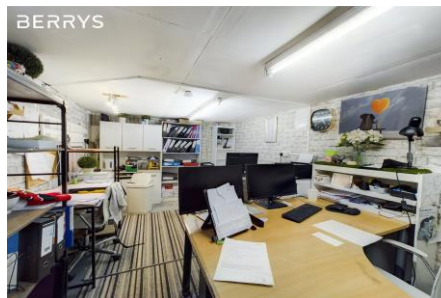
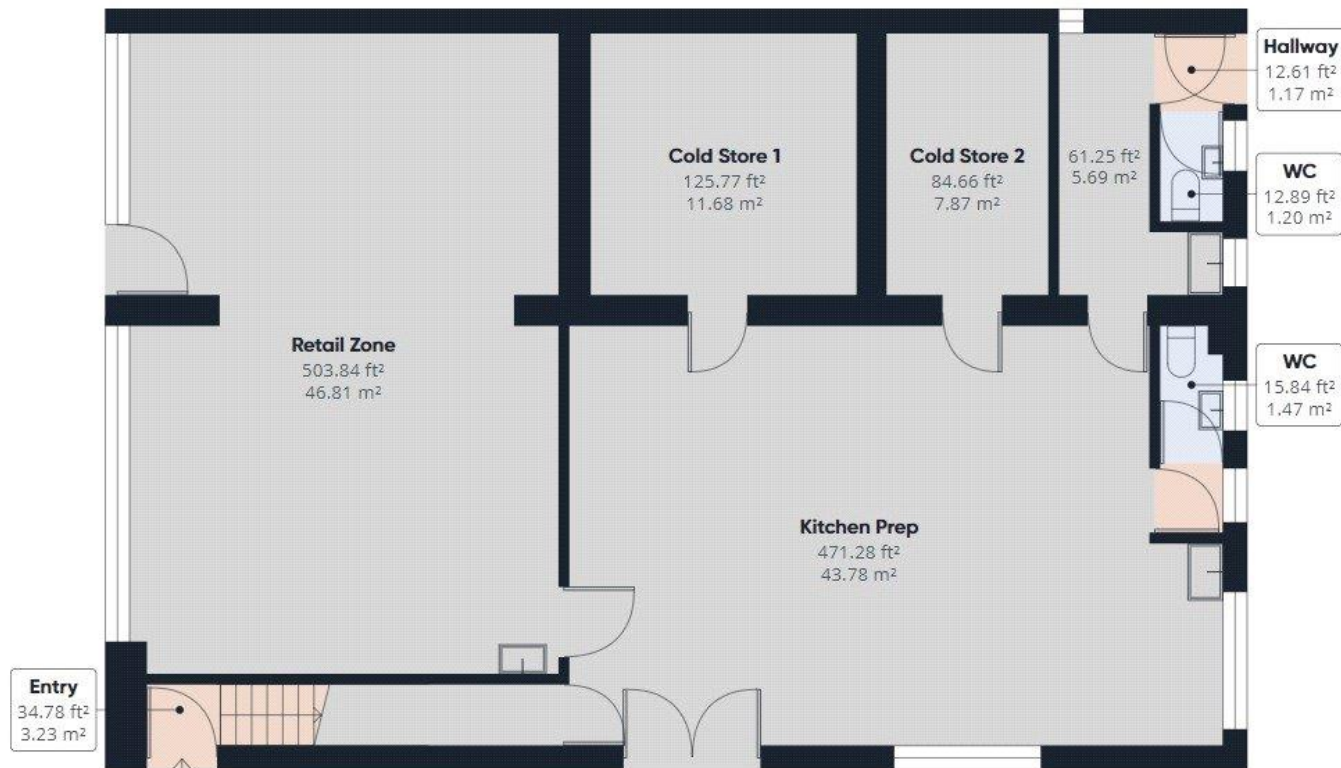
The property has historically been used as a butchery business to the ground floor.

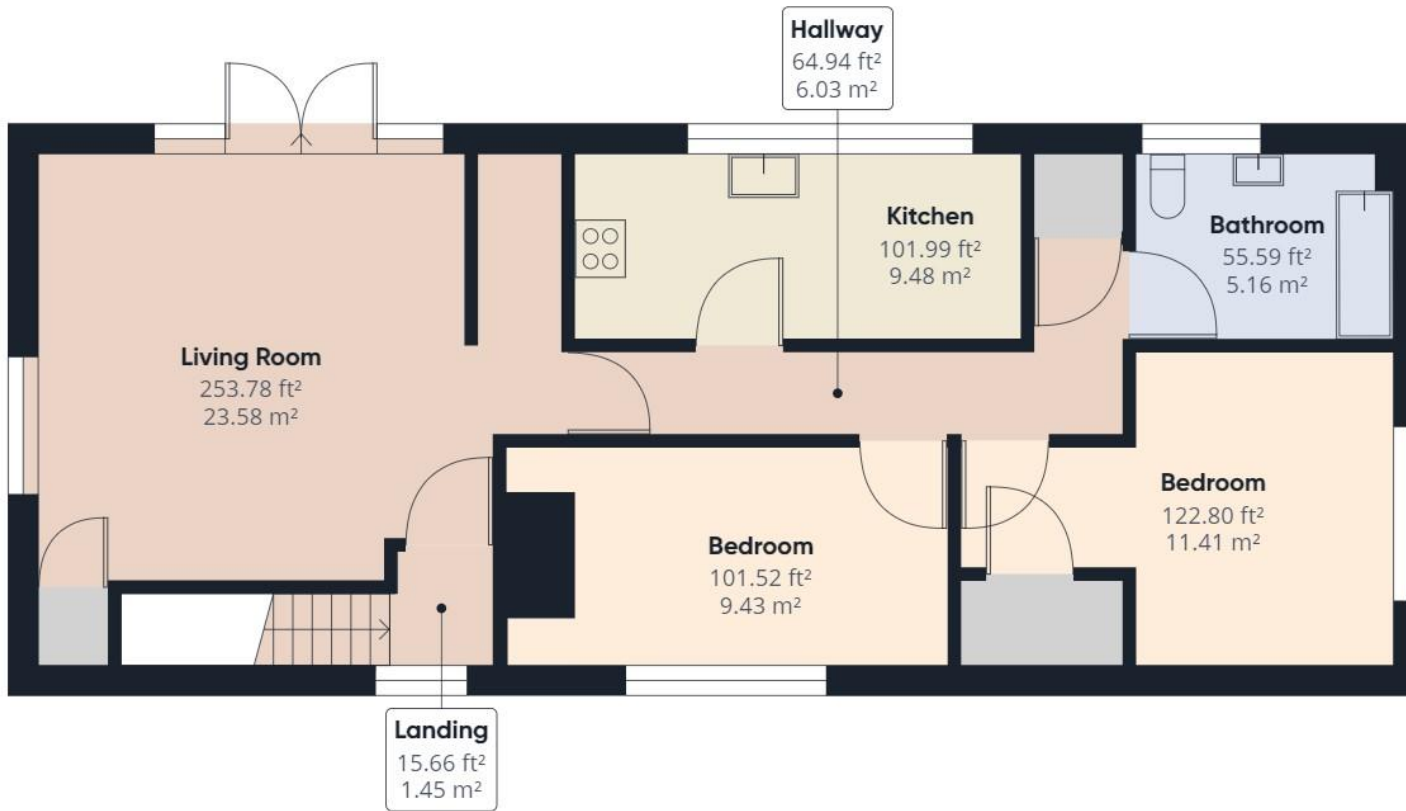
### Services

The property benefits from mains water, drainage and electric. These are untested by the agent.

### Legal Costs

Each party to bear its own costs.





## VAT

VAT is not applicable to the sale.

## EPC

The shop has an EPC rating D, whilst the flat above has an EPC rating of E

## Local Authority

East Northamptonshire House, Cedar Dr, Thrapston,  
Kettering NN14 4LZ  
Tel: 01832 742 000



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**To book a viewing, please contact:**

Kevin O'Dell

T: 01536 213176 | E: kevin.odell@berrys.uk.com

42 Headlands, Kettering, Northamptonshire, NN15 7HR