

FOR SALE

167 WATLING STREET WEST
TOWCESTER, NORTHAMPTONSHIRE, NN12 6BX



FORMER FUNERAL DIRECTOR/OFFICES

2,249 sq ft (208.98 sq m) (Approx. Total Gross Internal Area)

- Freehold opportunity in central location in Towcester town centre
- Currently office space with potential for conversion to residential (STPP)
- Large rear car park
- Freehold for sale at £550,000 subject to full vacant possession

LOCATION

Towcester is a vibrant and expanding market town in South Northamptonshire with a population of approximately 11,331 persons (2021 census). Transport links are excellent with Junction 15A of the M1 motorway approximately seven miles north east providing access to Northampton. Junctions 10 and 11 of the M40 motorway are both approximately 18 miles west and Milton Keynes is some 8 miles south via the A5. The property occupies a prominent position on Watling Street West opposite the town hall with occupiers nearby including Waitrose, Costa Coffee, Specsavers, 185 Watling Street, Village Public House and Lloyd's pharmacy.

DESCRIPTION

The property is a Grade II listed, three storey mid terrace building. The building provides cellular office accommodation with various period features and on each level there are kitchen and WC facilities. To the rear of the property is a large car park for 9 cars and which is accessed via a private entrance from Richmond Road.

The property has potential for conversion to residential subject to obtaining the necessary planning consents.

POSTCODE: NN12 6BX



ACCOMMODATION

	SQ M	SQ FT
Lower Ground	15.45	166
Ground	72.26	778
First	58.18	626
Ground	63.09	679
TOTAL Approx. Gross Internal Area	208.98	2,249

TENURE AND PRICE

The property is offered freehold at £550,000 subject to full vacant possession.

SERVICES

We understand that all mains services are connected (electricity, drainage, water and gas). These services have not been tested by the agent. There is air conditioning throughout.

PLANNING

We believe that the property has consent for its current use but interested parties should check with the local planning authority

BUSINESS RATES

The property has a rateable value of £10,000.

LOCAL AUTHORITY

South Northamptonshire Council, The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AE Telephone - 01327 322322.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.

EPC

EPC Rating - D (96)

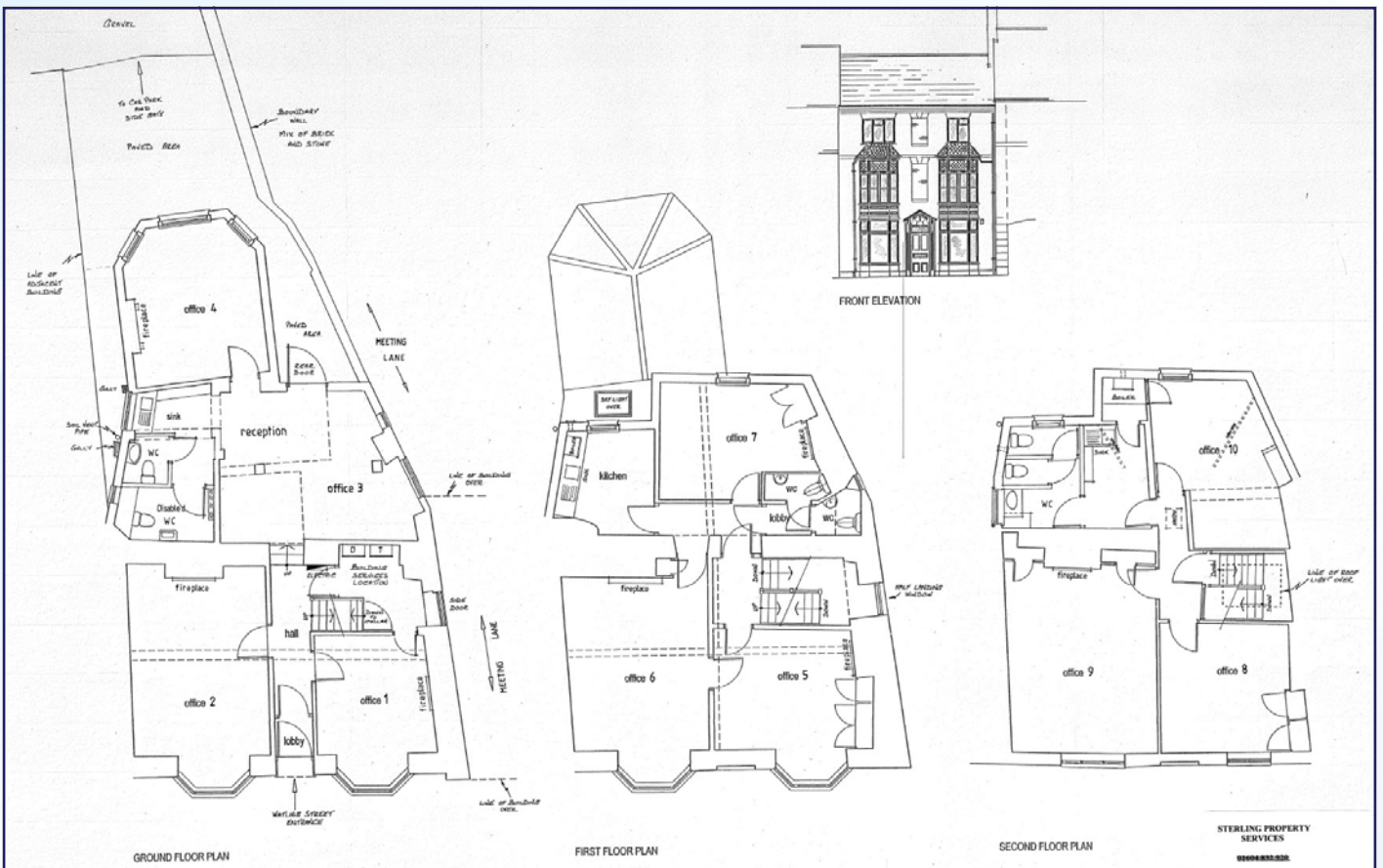
VAT

All prices are quoted exclusive of VAT which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.





VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: RA170 Date: 03/25

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