



FOR SALE

**26-28 High Street, Long Buckby,
Northampton, NN6 7RD**

Guide Price: £375,000 Freehold

- Multi – Purpose Workshop, Retail & Residential
- Popular Commercial and Residential Location
- Mixed-Use Investment Opportunity, Full Conversion Potential STP
- Total Net Internal Area: 391 sq m (4173 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

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Registered in England No. 7132697

 **George
& company**
chartered surveyors


RICS
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Location

Long Buckby is a large village located approximately 5 miles east of Daventry and 7 miles north of Northampton. The A5 and A428 are nearby, giving access to the M1/M6 ect.

Long Buckby is a popular location due to it's Railway Station and links to Northampton, Milton Keynes and London.

The property is located within the central area of the village with a mix of residential and commercial uses nearby.

Description

The property a three storey detached buildings to the frontage, though to have been constructed at the turn of the 20th Century and is of traditional design and materials, probably originally constructed as a private dwelling house, but converted to provide retail spaces many years ago. The building has external walls formed in solid brickwork and it has a pitched roof with surfaces of clay tiles. It occupies a good size plot with surfaced car parking area to the rear with a range of commercial buildings accessed from the rear of Skin Yard Lane.

Accommodation

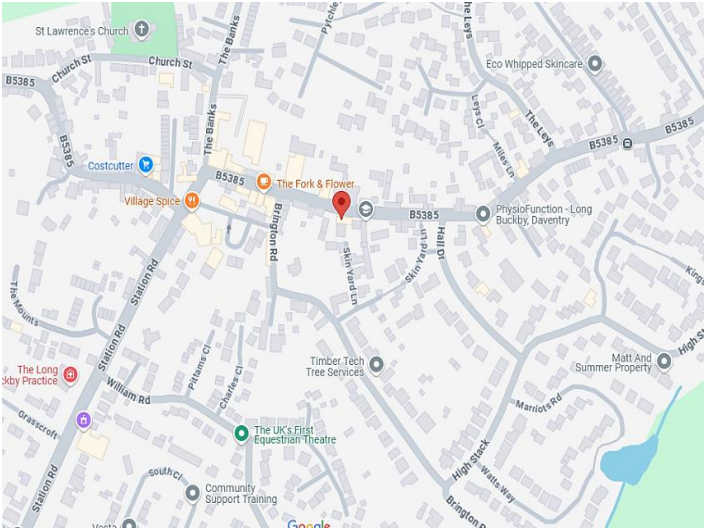
The accommodation briefly comprises: -

- Flat 26- A bedroom self-contained first floor:
46 sq m (495.13 sq ft)
- Flat 28- A self-contained duplex flat with 3 bedrooms:
115 sq m (1237.85 sq ft)
- Shop 26 - :
37 sq m (398.27 sq ft)
- Shop 28:
36 sq m (387.50 sq ft)
- Workshop G/F:
67 sq m (721.18 sq ft)
- F/F Workshop:
67 sq m (721.18 sq ft)
- Detached Workshop:
72 sq m (775.00 sq ft)
- Garage:
21 sq m (226.04 sq ft)

Services

We understand that all mains' services are connected to the premises.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Business Rates and Council Tax

The retail and workshop elements of the property have rateable values as of 2026 noted below:

26 High street: £3850 28 High Street: £3600
"Midland Mowers": £5,000 "Mvs R/o": £3,550
"Plus One Tapes": £3,000

Fourth workshop unit was not located on the VOA. The two residential flats are noted to be in Council tax band A.

EPC ratings

The property has the following Energy Performance Certificate ratings:

Shop 26:	42 (B)	Shop 28:	59 (C)
Flat 26:	44 (E)	Flat 28:	56 (D)
Unit 1:	74 (C)	Unit 2:	144 (F)
Unit 3:	181 (G)	Unit 4:	117 (E)

Planning

No formal investigations regarding planning consent were undertaken. We have assumed for the purpose of providing our advice that the property have various consents for its existing uses with Class E Retail, B1/2 Workshops and C3 Residential.

Tenure

The property is available freehold for a guide price of £375,000.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street

Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



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