

Kettering. 59 Edinburgh Road, NN16 8NZ.



Commercial / Office with Stores – **FREEHOLD FOR SALE**



LOCATION

The property is situated to the north-eastern side of Edinburgh Road between its junctions with Stamford Road and Cornwall Road in a predominantly residential area.

DESCRIPTION

The property comprises a single-storey former funeral director premises with brick elevations under a flat roof. The property effectively occupies 100% of the site with a side passageway and shallow apron of land in front of the garage door directly accessed off Edinburgh Road.

Internally the property provides cellular accommodation, kitchen and toilets as well as garage / stores.

ACCOMMODATION

Gross Internal Floor Area		
Offices	116.82 sq m	1,258 sq ft
Store / Garage	44.22 sq m	476 sq ft
TOTAL	161.04 sq m	1,734 sq ft

TENURE

The property is freehold.

PRICE

Offers over £200,000 are sought.

PLANNING

All interested parties are advised to check their proposed use with the local planning authority.

RATES

Rateable Value – £8,000

Interested parties should verify this information with the local rating authority.

EPC

On Application

VAT

VAT is payable in addition to the sale price.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache
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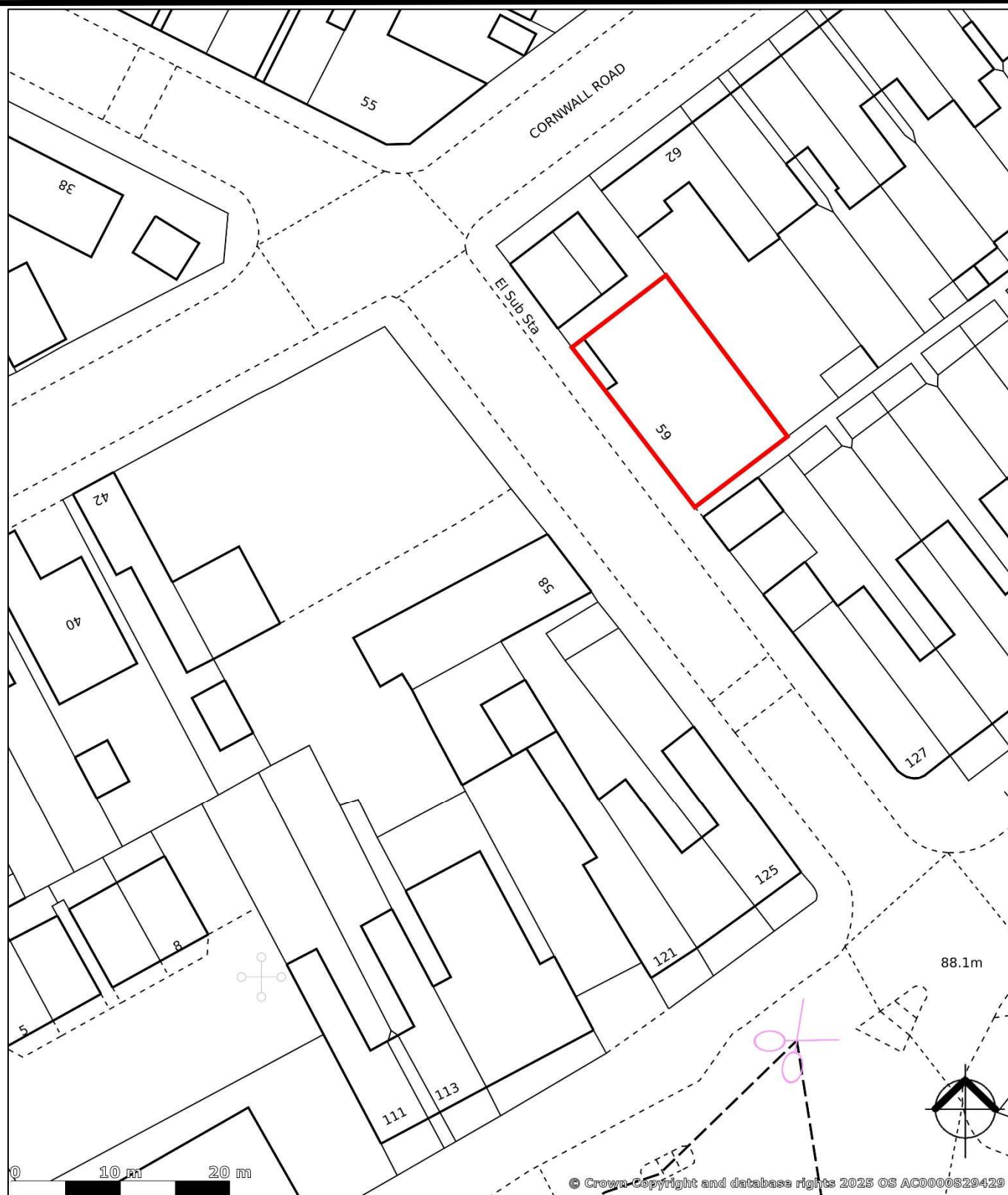
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