

Lambert
Smith
Hampton

160 Cromwell Road

| Rushden | NN10 0EF |

/// what3words licks.snipped.poem

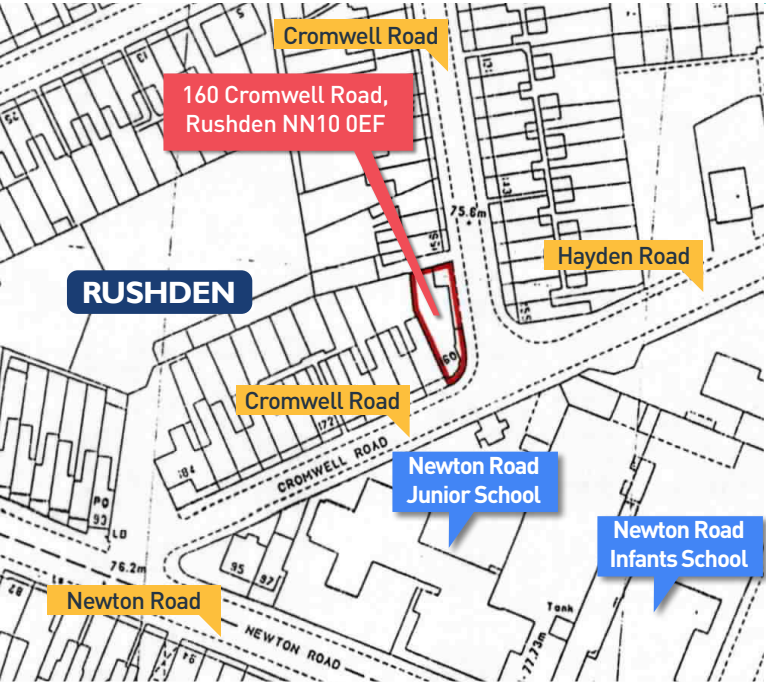
OPPORTUNITY SUMMARY

- ✓ Prime Corner Location
- ✓ Convenient Access to Town Centre
- ✓ Price: Offers in Excess of £200,000

— Indicative Red line Freehold site



**FOR SALE – Mixed-Use Property with Full Residential
Conversion Potential (STP)**



Location

The property occupies a prime corner site at the intersection of Cromwell Road and Hayden Road in Rushden, East Northamptonshire. This well-positioned site is close to Newton Road School and lies between Kettering and Bedford, with easy access to both the A45 and A6. Rushden is a growing town with a population of approximately 30,000, benefitting from recent residential and commercial developments.

what3words [licks.snipped.poem](https://www.what3words.com/licks.snipped.poem)



Accommodation

- ✓ **Ground Floor:** Comprises a commercial unit featuring an office, kitchen, WC, and storage area.
- ✓ **Residential Component:** Located on both floors, with ground-floor living space and a first-floor area with two bedrooms, kitchen, and WC. Residential access is provided via a private entrance on Cromwell Road.

The property provides two distinct elements, residential at **160 Cromwell Road** and **retail/office commercial space at 160a Cromwell Road**.

160 Cromwell Road			Sq Ft	Sq M
Residential	Ground Floor	Living Room	17.99	194
	First Floor	Bedroom 1, Bedroom 2, Kitchen inc Utility Area (with access to flat roof) and Bathroom	46.10	496
Gross Internal Area			64.09	690
160a Cromwell Road			Sq Ft	Sq M
Commercial	Ground Floor	Office 1, Office 2, Retail, Kitchen, Male and Female WC's	83.79	902
Gross Internal Area			83.79	902



Additional Information

Money Laundering Compliance

Any prospective buyer will be required to provide identification documentation upon agreement of sale to comply with current regulations.

Business Rates

Prospective buyers should confirm rates with the Local Authority. Current rateable value: £4,559.

Council Tax

Band A.

Legal costs

Each party will bear their own legal costs.

VAT

All prices quoted are exclusive of VAT unless otherwise stated.

EPC

The property has an EPC rating of **D (95)**.

Utilities

The property is connected to mains water, gas, drainage, and electricity. Buyers are advised to verify that services are operational and meet their requirements.

Viewing and Further Information

For viewings and further details, please contact:

Lucy Garner-Currie

M: 07918 651 046

E: Lgarner-currie@lsh.co.uk

Lila Tiwana

M: 07843 814 771

E: ltiwana@lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk

Lambert Smith Hampton

9 Bond Court, Leeds, LS1 2JZ

Office: 0113 245 9393



SALE ON BEHALF OF THE JOINT LIQUIDATORS

The property is being marketed for sale on behalf of the Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability

Price

what3words licks.snipped.poem

**Offers in excess of £200,000
(Two Hundred Thousand pounds).**