



5a, High Street, Long Buckby, Northamptonshire NN6 7RE

BOUTIQUE RETAIL/OFFICE

- ▶ **249 sq ft (23.1 sq m)**
- ▶ **Positioned in the heart of a popular countryside town**
- ▶ **Attractive Grade II listed building**
- ▶ **Suitable for a variety of Class E uses.**

For enquiries and viewings please contact:



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Location

Long Buckby is a charming village in Northamptonshire, England, offering a range of amenities and a vibrant community. The village has a rich history, including the St. Lawrence Church, and is surrounded by beautiful countryside. Long Buckby provides a good range of shops, including supermarkets, pharmacies, and a community centre, making it an attractive location for new retailers.

Description

A charming, 2-storey, Grade II listed property constructed of coursed ironstone beneath a reed thatched roof. Exposed timber beams to both the interior and exterior help retain the buildings considerable historic character.

Originally part of a farmstead and most recently used as a gift shop, the property would be suitable for a variety of boutique retail uses.

Nearby tenants include Co-op along side a range of local independent retailers and cafes.

Accommodation

	Sq M	Sq Ft
Total	23.1	249

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises has Class E (Business, Commerce and Services) consent under the Use Classed Order 1987 (as amended)

Tenure

The premises are available on a new lease for a term to be agreed.

Business Rates

The property has a rateable value of £2,400. Source: VOA

Rent

Rental offers invited in the region of £4,000 per annum exclusive of VAT and Business Rates if applicable

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred

EPC

An EPC will be available on request

Viewings

Viewings are by appointment with sole agents Innes England

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