

FOR SALE:

Development Opportunity

Spire Works, Park Road, Raunds, Northamptonshire NN9 6JL



- Located in a residential area of Raunds, close to the town centre
- Two-storey building of 2,360 sq ft (219.25 sq m)
- Ideal for residential conversion (STP)
- Guide price of £130,000

LOCATION

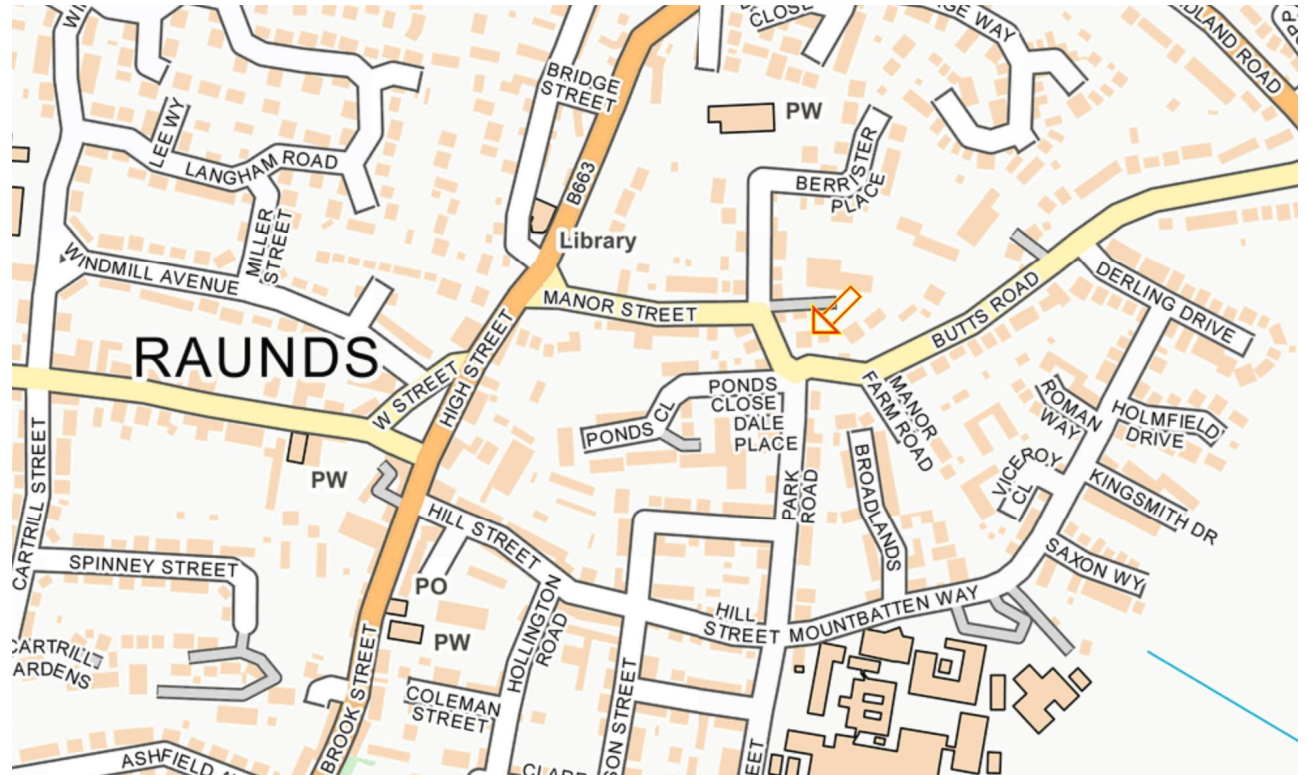
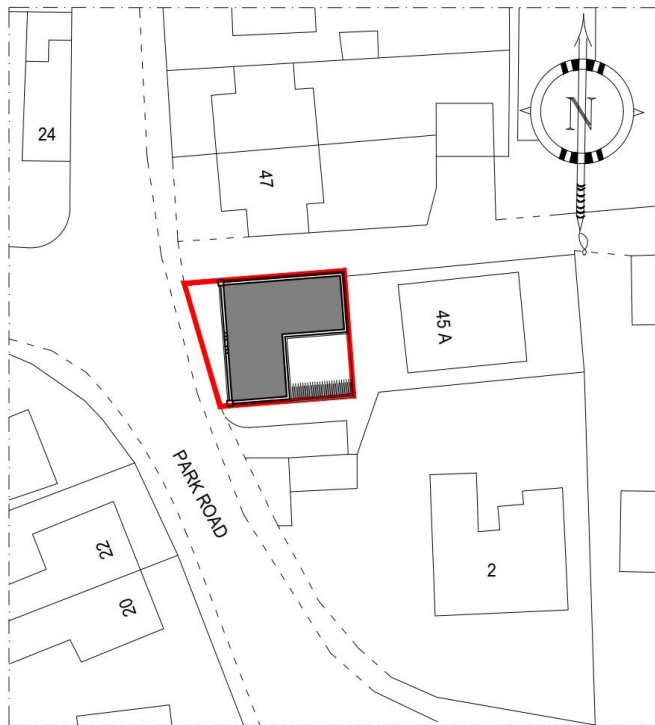
Raunds occupies a strategic location adjacent to the A45 dual carriageway within North Northamptonshire, which connects directly with Junctions 15, 15A and 16 of the M1 motorway, some 15 miles to the west and to the A14 (Thrapston Junction 12) some 7 miles to the east.

The subject premises is situated on Park Rod in a residential area, within walking distance of the town centre.

THE PROPERTY

The property is detached two storey building built circa 1900 as a boot heel factory, then a metal fabricating and engineering company since the 1970s.

Whilst the building is not located within a Conservation Area, it is Grade II Listed.



ACCOMMODATION

The accommodation is split over two levels, originally as an 'L' design with the ground floor infilled to become rectangular in the 1920s.

Kitchen facilities and wc are located to the first floor.

The accommodation requires complete modernisation / redevelopment.

We have measured the property on a Gross Internal Basis.

Description	Sq M	Sq Ft
Ground Floor	126.50 sq m	1,361 sq ft
First Floor	92.85 sq m	999 sq ft
TOTAL	219.35 sq m	2,360 sq ft

SERVICES

We are advised that mains services are connected to the premises (electricity, water & drainage).

BUSINESS RATES

Removed from the current Rating List



TENURE

The property is being offered for sale freehold with vacant possession at a guide price of £130,000 exclusive of any VAT which may be payable.

LEGAL COSTS

Each party is to bear their own legal costs.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required may include corporate structure and ownership details; identification and verification of ultimate beneficial owners; satisfactory proof of the source of funds for the buyers, funders, lessees.

VIEWING

To view and for further details please contact:

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