

RETAIL WITH RESIDENTIAL ABOVE

INVESTMENT SALE



54 Rockingham Road
Corby
Northants, NN17 1AE

Eddisons

54 ROCKINGHAM ROAD

CORBY, NORTHANTS, NN17 1AE



Agreement

FOR SALE



Detail

Retail with residential above



Price

£550,000



Size

227.58 sq m (2,449 sq ft)



Location

Corby, NN17 1AE



Property ID

#FILENO/2025MB

For Viewing & All Other Enquiries Please Contact:



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Property

The property is a three-storey, solid brick built terraced property located in a secondary, but prominent, retail parade on Rockingham Road in Corby.

The ground floor accommodation comprises of a retail / take-away unit comprising of a reasonably large servery area to the front with kitchen and wc's to the rear. The ground floor retail area also has access from a rear service yard.

At first and second floor levels are flats known as 54a and 54b Rockingham Road, both let on Assured Shorthold Tenancies.

Accommodation

The properties have been measured on a net internal area at ground floor level and gross internal area above and are as follows:-

Area	m ²	ft ²
Ground Floor Retail Area	76.68	825
Ground Floor Kitchen and Stores	24.90	268
First Floor Residential	63.00	678
Second Floor Residential	63.00	678
Total Approximate Area	227.58	2449

Energy Performance Certificate

Ground Floor Retail Unit - D (90)

54a Rockingham Road - D (64)

54b Rockingham Road - E (46)

Services

The property has mains electricity, water and gas fitted or available to the property.

Town & Country Planning

The property has been used as a retail unit with offices above for a considerable period of time.. The last application was made in 2018 to open from mid-day running through to early evening which was approved.

Any prospective purchaser / occupier should make their own enquiries by contacting North Northamptonshire Council on 0300 126 3000

Rates

The Valuation Office website indicates that the premises known as 54 Rockingham Road has a Rateable Value of £10,000.

54a Rockingham Road - Council Tax Band A

54b Rockingham Road - Council Tax Band A

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VAT

It should be noted that all figures are exclusive of VAT which the vendor may have a duty to impose.

Tenure

The property is held under Land Registry No. NN219549.

The ground floor retail unit is currently let at a rent of £15,000pax on a 7 year lease from 01.06.21.

First floor flat currently let at £800pcm.

Second floor flat currently let at £800pcm.

We consider all rents to be low.

Proposal

The property is available on a freehold basis subject to the leases currently in place at offers in the region of £550,000 exclusive of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

Location

Corby is one of the largest towns in North Northamptonshire.

It is accessed primarily from the A6003, A43 and A6116, with the A47 providing an East / West route.

The town also has a mainline train station linking with London St Pancras International to the south in approximately 1hr 15mins.

The subject premises are located on Rockingham Road which is located to the east of the town centre area. It provides a popular secondary retailing location.



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