




## For Sale/To Let

### Station Road, Woodford Halse, NN11 3RB

 £275,000 for the Freehold or £12,000 per annum exclusive

 1,379 Sq Ft / 128.11 Sq M

 This mid-terrace mixed-use Property spans three floors, combining Class E commercial and C3 residential elements in the centre of Woodford Halse, Daventry. The ground floor is currently occupied as an Indian takeaway, with a layout well-suited for similar food or retail uses.

 The lower ground floor offers a self-contained one-bedroom apartment, while the first floor provides a further flat requiring refurbishment. Planning consent (WND/2022/0405) allows independent access to the first floor, presenting an attractive opportunity for investors or owner-occupiers to add value through refurbishment





For further information  
please contact:

01582 957591  
9 Compton Avenue,  
Luton, LU4 9AX

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### Location

Located in the vibrant village of Woodford Halse, Daventry, Northamptonshire. The Property sits on Station Road, surrounded by local shops, eateries, and community amenities. Woodford Halse offers excellent connectivity to nearby towns and key regional centres in the East Midlands. A thriving village environment makes this location ideal for commercial or mixed-use purposes.

### Terms & Tenure

The premises are for sale freehold at a figure of £275,000.

### Accommodation

1,379 Sq. Ft / 128.11 Sq. M

### EPC

The EPC for the Property is TBC.

### Rates

Rateable Value £3,900. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

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