

# FOR SALE:

## High Street Retail Premises

44 High Street, Higham Ferrers, Northamptonshire NN10 8BL



- Prominently located in popular market town
- Two-storey accommodation of 337 sq ft (17.97 sq m)

- Suitable for a variety of uses (STP)
- Guide price of £145,000

## LOCATION

The property is prominently situated upon the High Street which is the principle road leading through the market town of Higham Ferrers. There are a number of local amenities provided within the surrounding locality to include range of shops – Co-op, Mark Bird Flooring, Age UK Higham Ferrers Dental Surgery and restaurants including The Spice Lounge.

The location benefits from good road communications, with the A45 dual-carriageway providing access to Northampton and the motorway network beyond, with Junctions 15 and 15a approximately 14 miles distant. The A14 (Junction 12) is approximately seven miles to the east, also via the A45 and Bedford to the south via the A6.

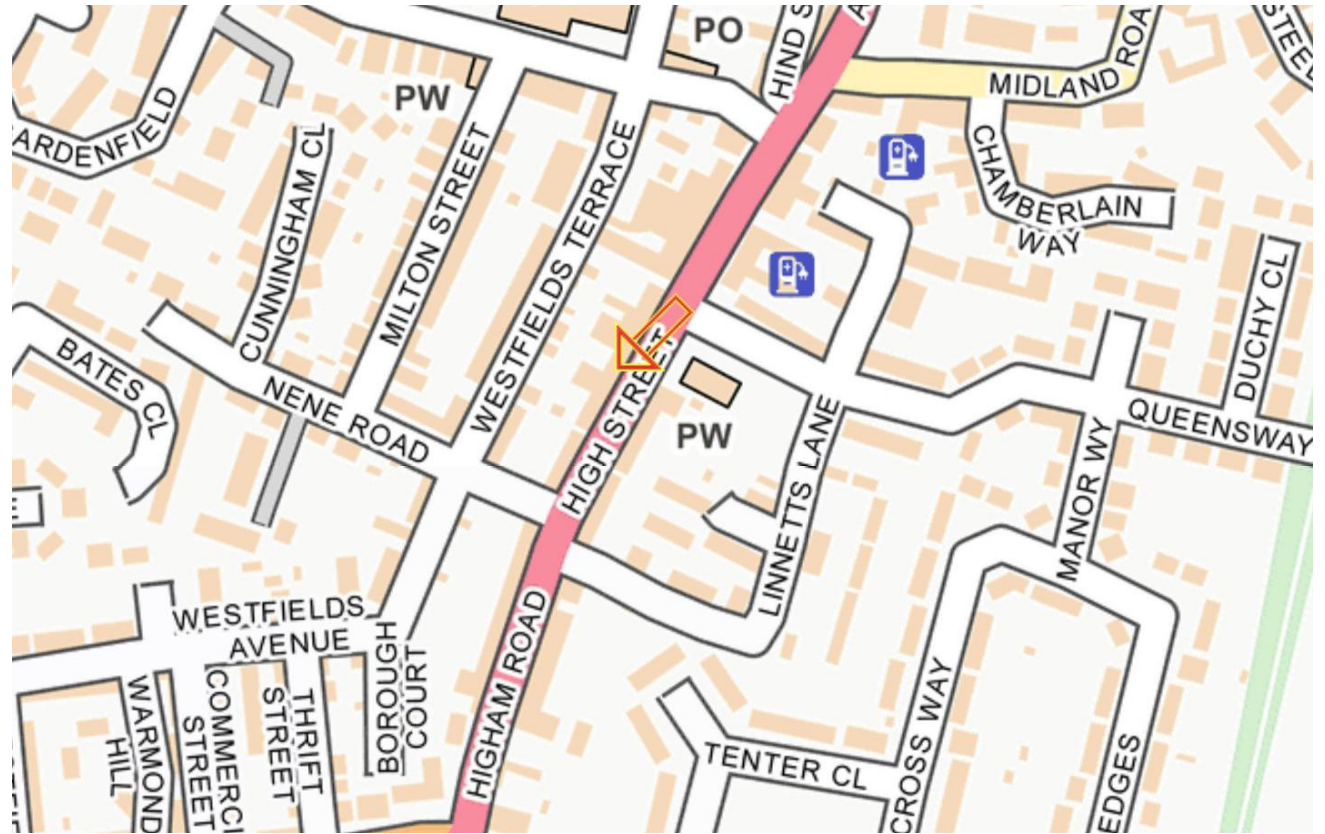
## THE PROPERTY

The property is located within a conservation area and comprises a two-story brick built building with rendered front under a tiled pitched roof, whilst the rear ground floor has a felted roof.

There is a rear courtyard.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.



## ACCOMMODATION

The property comprises high quality accommodation over ground and first floors offering a mix of retailing areas. The accommodation is heated by way of wall mounted air-conditioning units and the flooring a mix of carpeting and laminate.

There is boarded loft space accessible by a drop-down loft ladder.

We have measured the property on a Net Internal Basis.

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Retailing	14.82 sq m	160 sq ft
Kitchen	3.15 sq m	34 sq ft
wc		
<u>First Floor</u>		
Retail/Office	13.26 sq m	143 sq ft
<b>TOTAL</b>	<b>17.97 sq m</b>	<b>337 sq ft</b>

## BUSINESS RATES

Rateable value £2,900

Applicants are advised to verify the rating assessment with the Local Authority and as to whether any reliefs would be available.

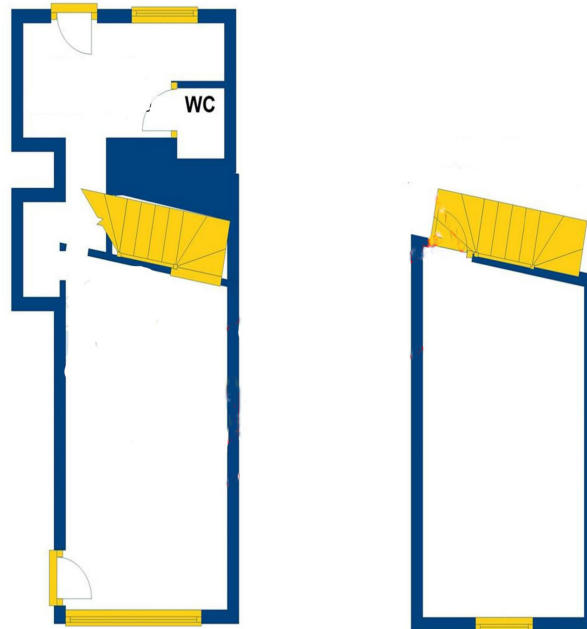
## TENURE

The property is being offered for sale freehold with vacant possession. The guide price is £145,000.

All figures quoted are exclusive of any VAT that may be payable.

## SERVICES

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



## LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover the vendor's abortive costs once contracts are raised.

## ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

## VIEWING

To view and for further details please contact:

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**ALL ENQUIRIES**

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