



40/40A Balfour Road,  
Northampton, NN2 6JR  
FileNo/2026/AL

# 40/40A Balfour Road

Northampton, NN2 6JR



## Agreement

For Sale



## Detail

Mixed use Commercial  
and residential



## Rent/Price

£270,000



## Size

1,186 sq m  
(110.35 sq ft)



## Location

Northampton,  
NN2 6JR



## Property ID

FILENO/2026/AL

**For Viewing & All Other Enquiries Please Contact:**



## Amanda Lawrence

AssocRICS

Agency Surveyor

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## Property

The property comprises an end terrace mixed use commercial and residential property with part of the ground floor having been used as a hairdressing salon having its own entrance and amenities.

The residential element has its own entrance to the side of the building and offers a lounge, dining area and kitchen at ground floor level with two good sized bedrooms a bathroom and WC at first floor and separate attic room/bedroom at second floor.

The accommodation is fitted with double glazing throughout together with gas, electric and mains drainage.

Externally there is a walled courtyard to the rear with double gates providing off road parking and there is also a useful store.

The property could be converted to residential in its entirety should the purchaser so wish.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate the property has the following floor areas:-

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Commercial	16.40	176
Ground Floor Residential	26.50	285
First Floor Residential	47.61	512
Second Floor Residential	19.84	213
Total GIA	110.35	1,186

## Tenure

The property is available for sale on a freehold basis with vacant possession at a figure of £270,000.

## Price

**£270,000**

## Rates

### Commercial

#### Charging Authority Council:

#### West Northamptonshire

**Description:** Hairdressing salon

**Rateable Value:** £2,450

### Residential

**Council Tax:** B

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Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Services

We understand that mains water, electric, and gas are all connected to the property

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations in this regard.

## Town & Country Planning

We understand that the property has planning for part Class E on the commercial element and Class C3 residential on the remainder.

Interested parties should make their own enquiries as to their intended use.

## VAT

VAT not applicable.

## Legal Costs

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

## Energy Performance Certificate

The property has an EPC rating of D58

## 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 parties prior to instruction of solicitors.

## Location

The property is located on the corner of Balfour Road and Cranbrook Road in the Queens Park area of Northampton being accessed off the A508 Kingsthorpe Road.

Balfour Road is a predominately residential with some commercial uses to the rear on Cranbrook Road.

The property is close to local amenities and schools and is approximately 2.1 miles north of Northampton town centre Northampton train station







