

CANALSIDE, MIXED-USE INVESTMENT



Description

Wayside House comprises a multi-let business park, home to a variety of uses. There are four main buildings on the site, the largest being 'the factory' at the front of the estate and which contains workshops, office suites and two 2-bedroom flats. There are also two conjoined workshops to the rear, right hand corner of the site as well as 'the stables' to the back left, which comprises workshop and office accommodation. The site also benefits from moorings onto the Grand Union Canal.

The estate is home to numerous long-term tenants and currently achieves a gross rental income of £120,176.47 per annum. The total lettable floor area is 26,188 sq ft (2,432.92 sq m) of which 21,945 sq ft (2,038.74 sq m) is occupied (89% occupancy). The ERV on the vacant space is £22,116 per annum.

Please see the accompanying tenancy schedule for more information.

Summary

- Rental income of £120,176.47 per annum
- Long term tenants
- Opportunity for rental growth
- Long term development opportunity
- Tenancy schedule available on request



WAYSIDE HOUSE A45, LONDON ROAD, BRAUNSTON, DAVENTRY, NN11 7HB

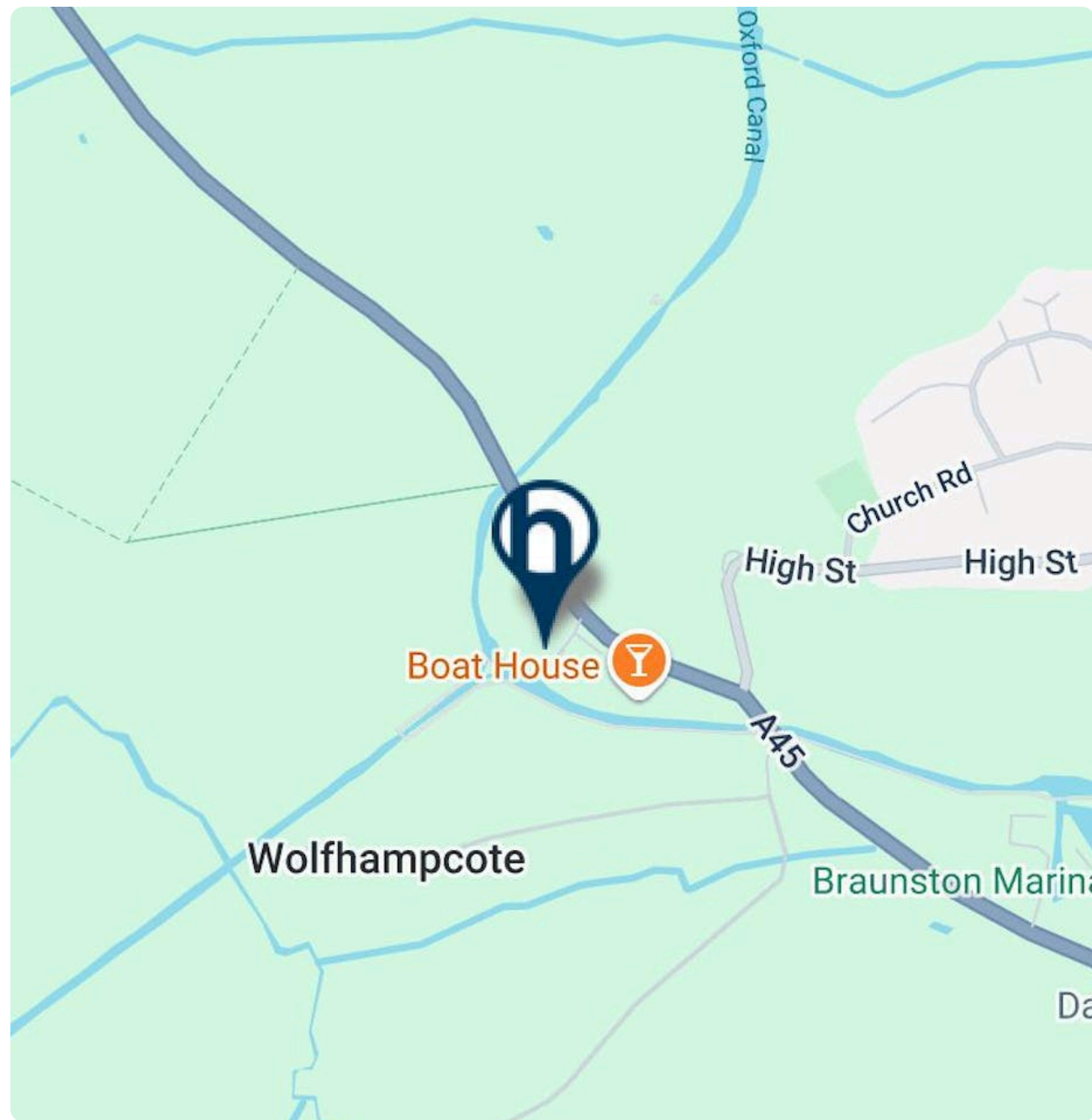
For Sale: Offers in the region of £1,800,000

1.27 Acres (0.51 Hectares)

Location

Wayside House fronts onto the A45 London Road, just west of Braunston. The A45 provides access to Daventry, to the south east, in 5 minutes and to junction 17 of the M1 in 15 minutes. The site also has canal moorings, with Braunston Marina just half a mile east.

Braunston itself is a vibrant canalside village and its high street is home to a variety of small local shops, cafes and restaurants. Long Buckby train station less than 15 minutes by car and provides direct routes to London, Birmingham and beyond.



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GALLERY



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TERMS

Available freehold.

VAT

VAT is applicable.

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney 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.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



Mark Booth

07497 150 632

02476 308 900

mark.booth@bromwichhardy.com

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