

FOR SALE

Striking Town Centre Retail Investment

Unit 2 Church Street, Irthlingborough, Northamptonshire NN9 5FT



- Prominent, highly visible location
- Retail premises of 1,406 sq ft with parking
- Single-let investment producing £22,000 per annum exclusive
- Freehold guide price of £360,000 + VAT

Investment Summary

- Prominent town centre location
- Provides a total of 1,406 sq ft (130.6 sq m)
- Single-let investment – Luxury Living Interiors Limited.
- 5 guarantors + rent deposit
- Rental income of £22,000 per annum exclusive

Location

Irthlingborough is a town in North Northamptonshire, approximately five miles north-east of Wellingborough. It has a population of circa. 12,000.

The property benefits from a prime position located on the junction of Station Road, Church Street and Finedon Road and the High Street, in the heart of the town centre.

The Property

The property benefits from a prime position located on the junction of Station Road, Church Street and Finedon Road and the High Street, in the heart of the town centre.

It was originally constructed as part of a new mixed-use development, which includes a 10,000 sq ft building operated by the Central England Co-operative; incorporating a Co-op foodstore, Co-op Funeralcare and a fish & chip shop.

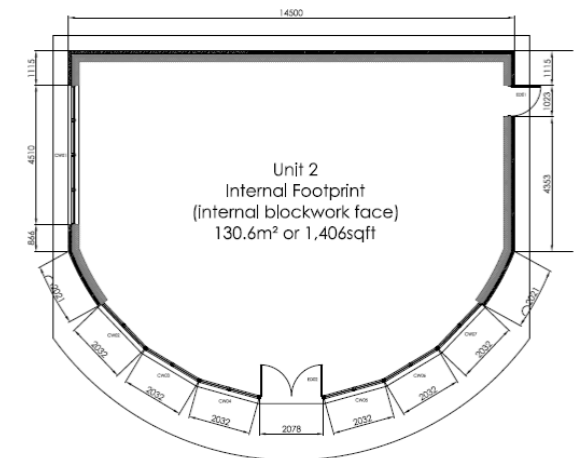
Unit 2 sits at the very front of the scheme in a highly prominent position adjacent to the roundabout.

It benefits from a parking area for three vehicles.

Accommodation

The unit comprises the following approximate floor space:

Description	Sq M	Sq Ft
Ground Floor	130.6	1,406
Build Depth	9 m	29 ft 9 in
Gross Frontage	18 m	59 ft 6 in



Tenancy

Tenant	Lease Start	Lease Expiry	Mutual Break	Rent £ pax	Rent Review	Repairs
Luxury Living Interiors Limited CRN: 15873492	25/11/2024	24/11/2034	24/11/2029 (subject to 6 months notice)	£22,000	5 yearly	FRI

The lease is guaranteed by the five Directors of Luxury Living Interiors Limited together with a rent deposit of £6,600.

The property is used as a kitchen showroom within Use Class E(a) of the Town & Country Planning (Use Classes) Order 1987.

Tenure

Freehold – Title No. NN363619.

Proposal

We are instructed to offer our client's freehold interest for sale at a guide price of £360,000, subject to contract.

We understand that the property is elected for VAT and therefore VAT will be payable on the sale price.

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 purchase.

Business Rates

Rateable value 2026 £18,000

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

Services

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

EPC

The property has an EPC Rating of A (19).

Contact

To discuss the opportunity in more detail, please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

