

# FOR SALE:

## Retail Premises with Self-Contained Flat

42-44 Brook Street, Raunds, Northamptonshire NN9 6LP



- Ground floor retail premises of 759 sq ft (70.53 sq m) - vacant
- Two bedroom first floor flat - currently let and income producing

- For sale freehold
- Guide price of £315,000 (No VAT)

## LOCATION

Raunds occupies a strategic location adjacent to the A45 dual carriageway within North Northamptonshire, which connects directly with Junctions 15, 15A and 16 of the M1 motorway, some 15 miles to the west and to the A14 (Thrapston Junction 12) some 7 miles to the east.

The subject premises is situated within the heart of the town centre on Brook Street with free on-street car parking.

## THE PROPERTY

The property comprises a detached period building of brick construction built in approximately 1898 as a bank and retaining some original features.

The ground floor shop is self-contained and offers retailing with features including a suspended ceiling with inset lighting, carpet tiles, gas radiator central heating and wall mounted air-conditioning unit.

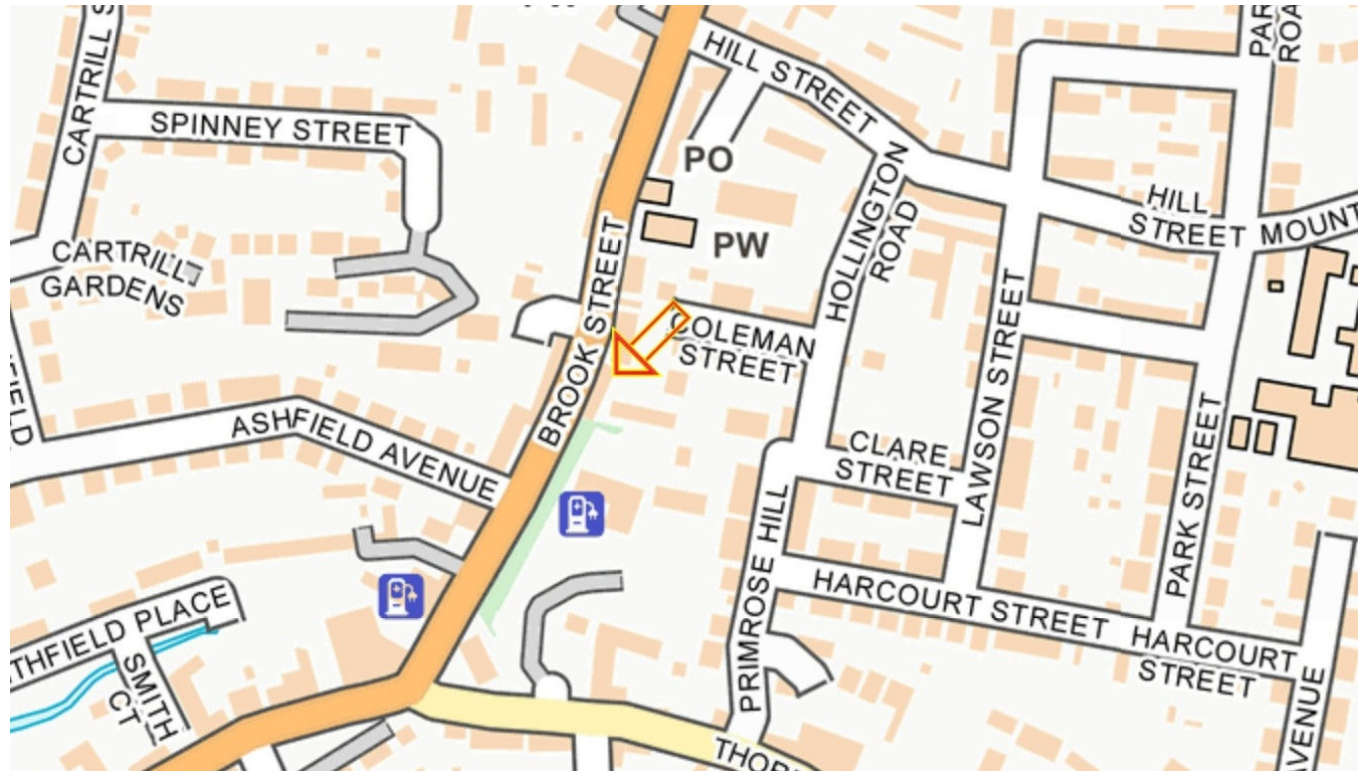
The first floor flat is accessed via a coded entry system to the right-hand-side of the building with a wooden staircase leading to a roof terrace and entrance to the flat via a UPVC door. The flat offers a lounge/diner with separate kitchen, two bedrooms (single and double) and bathroom. The benefits from UPVC windows throughout and gas radiator central heating.

## PLANNING

The retail element of the property has established use as a retail shop under Class E (commercial, business and service) of the Use Classes Order – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e.

## SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage). The shop and the flat are metered separately apart from water which is a shared supply.



## TENANCIES

### Retail Unit:

Vacant

### Residential Flat:

12 month short-term assured tenancy from **????**  
£795 pcm to include water

## ENERGY PERFORMANCE CERTIFICATES

EPC Rating D (81) - Shop

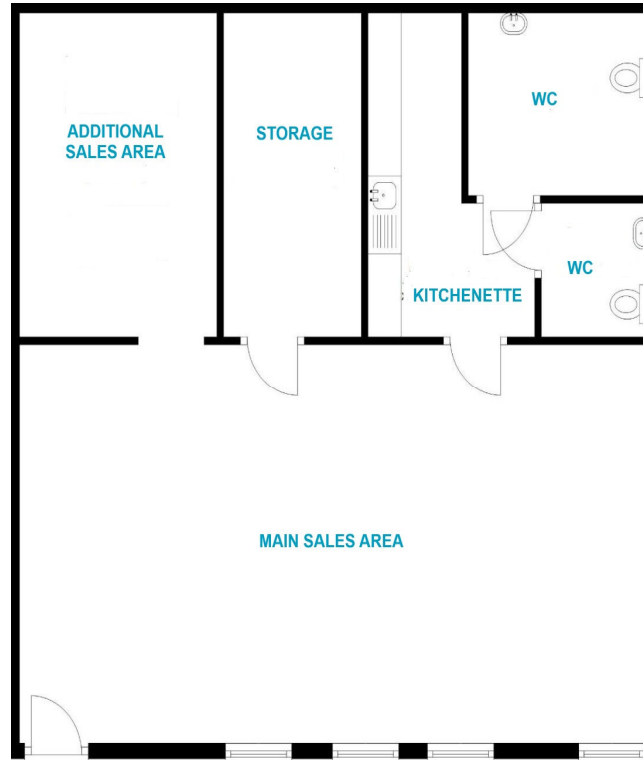
EPC Rating D (56) - Flat



## ACCOMMODATION

The property has the following approximate floor areas (Net Internal):

Description	Sq M	Sq Ft
<u>Ground Floor Retail Unit</u>		
Main Sales Area	47.25 sq m	509 sq ft
Additional Sales Area	12.20 sq m	131 sq ft
Storage	7.88 sq m	85 sq ft
Kitchenette	60.29 sq m	34 sq ft
wc's		
	<b>127.62 sq m</b>	<b>759 sq ft</b>
<u>First Floor Flat</u>		
Lounge/Diner	12.63 sq m	136 sq ft
Kitchen	4.37 sq m	47 sq ft
Bedroom 1	11.09 sq m	119 sq ft
Bedroom 2	3.61 sq m	39 sq ft
Bathroom	4.45 sq m	48 sq ft
	<b>36.15 sq m</b>	<b>389 sq ft</b>
<b>TOTAL</b>	<b>163.77 sq m</b>	<b>1,148 sq ft</b>



## BUSINESS RATES & COUNCIL TAX

Rateable Value (shop): £7,900 \*

\* If occupied by a business as their sole commercial property, they will pay no rates.

Council Tax (residential): Band A  
£1,611.01

Applicants are advised to verify the rating assessments with the Local Authority.

## TENURE

The property is being offered for sale freehold at a guide price of £315,000.

We understand that the property has not been elected for VAT and therefore VAT will not be payable on the sale price.



## LEGAL COSTS

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

## VIEWING

To view and for further details please contact:

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**ALL ENQUIRIES**

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