



SALE PRICE
£1,000,000
(Exclusive of VAT)



RATEABLE VALUE
£22,000
(per annum)



EPC RATING
D-81



25-27 High Street,
Weedon, Northamptonshire, NN7 4QD

Freehold | Retail Premises For Sale | 6,867 Sq Ft



FOR SALE



Location

Weedon is a small village located in the county of Northamptonshire. It is situated on the A45 road, approximately 7 miles west of Northampton and 9 miles east of Daventry.

The village itself is quaint and picturesque, with a mix of old and new buildings surrounded by beautiful countryside's, rolling hills and fields of crops.



Description

The property is of brick constructions, although rendered to the front, over two storeys with a tiled pitch roof over. The building is in part set back from the main High Street by a gravelled area currently used as parking.

The ground floor of the premises benefits from extensive commercial shop frontage, opening up to a main central entrance leading to a multitude of characterful rooms with good ceiling heights throughout.

This continues throughout the first floor, with a number of upper rooms used for retail, although there are rooms for storage and office space also.

In addition, the rear of the premises offers a further gravelled extensive parking area with outbuildings. There is significant scope for development within the site with a range of options available subject to planning.

The rear of the premises does have an active planning approval on application ref: DA/2016/1101 for conversion of two shop display areas to two residential flats. This was approved on 13/07/2017.



Accommodation

The main property totals in excess of 6,000 sq ft over a number of floors with a further 827 sq ft of outbuildings located to the rear of the property.

Floor plans are available on request.



Amenities



Floor Space



Utilities



EPC



High Ceiling



Kitchen



Car Parking



Transport Links



Further information



Tenure

This property is available to purchase for the freehold at an asking price of £1,000,000 exclusive of VAT.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is D-81.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

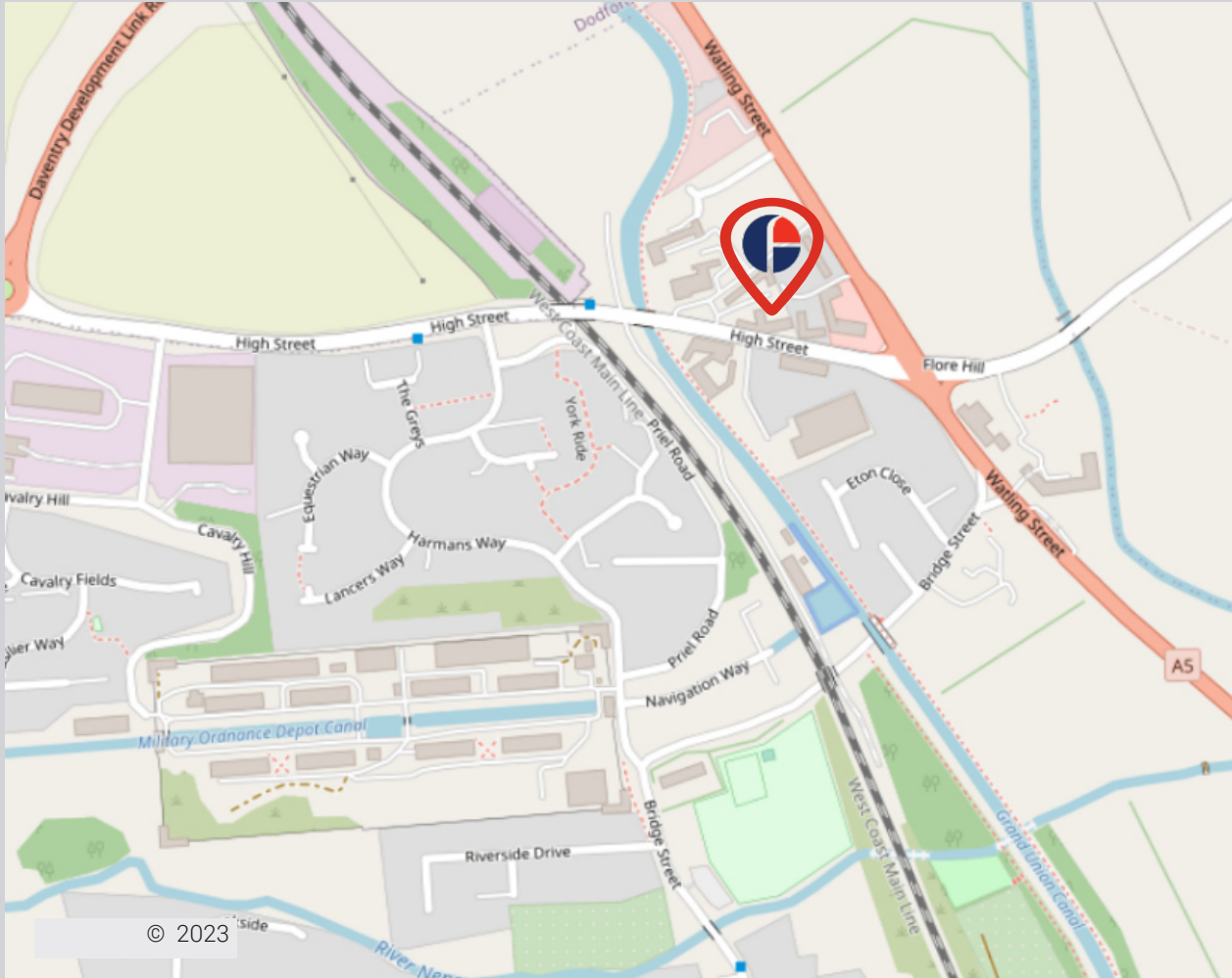
Unless otherwise stated, all prices and quoted are exclusively of Valued Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



25-27 High Street, Weedon, Northamptonshire



Approximate Travel Distances



Locations

- M1 - 4 miles
- M40 - 19 miles
- Towcester - 8 miles



Nearest Station

- Northampton - 8 miles



Nearest Airport

- London Luton - 44 miles



Viewings



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Particulars dated June 2023. Photographs dated June 2023.