



FOR SALE

26-28 High Street, Long Buckby,
Northampton, NN6 7RD

Guide Price: £450,000

- Multi – Purpose Workshop, Retail & Residential
- Popular Commercial Location
- Sui Gennaris
- Total Net Internal Area: 391 sq m (4173 sq ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited
62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS
Regulated by RICS

Location

Long Buckby is a large village located approximately 5 miles east of Daventry and 7 miles north of Northampton. The A5 and A428 are nearby, giving access to the M1/M6 ect.

Long Buckby is a popular location due to it's Railway Station and links to Northampton, Milton Keynes and London.

The property is located within the central area of the village with a mix of residential and commercial uses nearby.

Description

The property a three storey detached buildings to the frontage, though to have been constructed at the turn of the 20th Century and is of traditional design and materials, probably originally constructed as a private dwelling house, but converted to provide retail spaces many years ago. The building has external walls formed in solid brickwork and it has a pitched roof with surfaces of clay tiles. It occupies a good size plot with surfaced car parking area to the rear with a range of commercial buildings accessed from the rear of Skin Yard Lane.

Accommodation

The accommodation briefly comprises: -

Flat 26- A bedroom self-contained first floor:
46 sq m (495.13 sq ft)

Flat 28- A self-contained duplex flat with 3 bedrooms:
115 sq m (1237.85 sq ft)

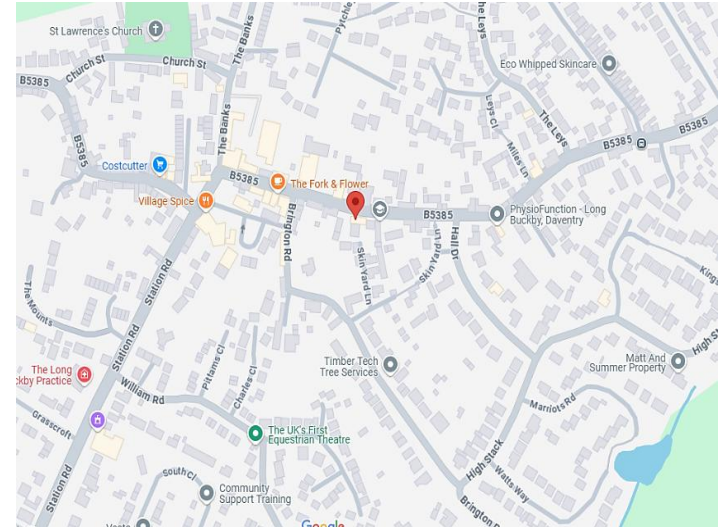
Shop 26 - :	37 sq m	(398.27 sq ft)
Shop 28:	36 sq m	(387.50 sq ft)
Workshop G/F:	67 sq m	(721.18 sq ft)
F/F Workshop:	67 sq m	(721.18 sq ft)
Detached Workshop:	72 sq m	(775.00 sq ft)
Garage:	21 sq m	(226.04 sq ft)

Services

We understand that all mains' services are connected to the premises.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Business Rates

The rateable value in the 2024 Rating List is £3,150.

Planning

No formal investigations regarding planning consent were undertaken. We have assumed for the purpose of providing our advice that the property have various consents for its existing uses withing Class E Retail, B1/2 Workshops and C3 Residential.

Tenure

The property is available freehold for a guide price of £450,000.

Service Charge

A service charge is payable for the utilities, upkeep and maintenance of the common parts; the estimated service charge for 2021/22 is £75,380.47. The annual service charges payable is £12,060.80.

Further details are available on request.

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The Landlord reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

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Rugby CV21 2PS

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