

FOR SALE



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Development Potential



Former Building Supplies Depot
Development Potential

0.711 Acres (0.288 Hectares)

6970 sq ft (647.46 sq m)

- ▼ Self contained secure site
- ▼ Trade counter and storage
- ▼ Open tarmac and concrete serviced yard
- ▼ Development potential for other uses subject to planning

FOR SALE

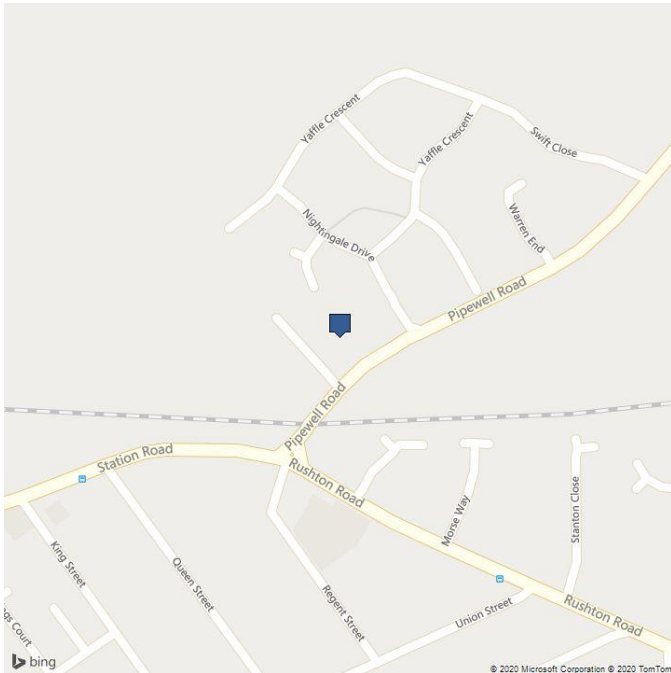
Offices also at: ▼ Northampton ▼ Peterborough



6 Riley Road
Kettering
Northamptonshire NN16 8NN

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LOCATION PLAN



LOCATION

The property is located in Desborough which is in close proximity to the A6 Desborough/Rothwell bypass that provides access to the A14 (J4), 3.5 miles approx. to the west. The A14 offers excellent connectivity ensuring that Desborough is well placed for local labour pools, with Kettering (5 miles), Market Harborough (4 miles), and Corby (7 miles).

The property is located close to the junction of Pipewell Road and Rushton Road on one side and Nightingale Drive on the opposite side close to the existing housing and in close proximity to the Desborough High Street and Co-Op store.

DESCRIPTION

The property is located within a self contained site with a tarmac and concreted yard with access via double palisade gates with accommodation of palisade perimeter fence and walls.

The main building on site fronts Pipewell Road being a single storey building under a pitched roof with a combination of cement sheeting and profile steel sheeting. The building incorporates office, trade counter area and storage with basic open storage unit to the rear. There is currently a temporary building on site that will not form part of the sale.

ACCOMMODATION

The approximate GIA of the building is as follows:

| | |
|----------------------------------|----------------------------|
| Main trade counter storage area: | 4,741 sq.ft. (440.409 sqm) |
| Rear outside stores: | 2,229 sq.ft. (207.047 sqm) |
| Site area: | 0.711 acres (0.288 ha) |

TERMS

The property is available freehold with vacant possession. Offers sought.

DISCLAIMER: Budworth Hardcastle (BH) for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of BH or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) BH cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of BH has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) BH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

TOWN AND COUNTRY PLANNING

The property has been used by Travis Perkins as a trade counter and builders merchants. Any prospective occupier should make their own enquiries regarding the validity of their proposed use by contacting the Kettering Borough Council Planning Departments on 01536 410333.

RATES

The property has a rateable value of £29,250.

The standard business rate multiplier for the financial year 1st April 2020 - 31st March 2021 for properties with a rateable value of properties below £51,000 is 49.9p in the £. This will give a rate payable figure assuming no transitional relief or premium of £14,595.75. Any prospective occupier should contact the Kettering Borough Council on 01536 410333.

SERVICES

We understand that all mains services are connected or available to the property including mains water, electricity, sewerage and gas. These have not been tested by Budworth Hardcastle and any interested parties should make their own enquiries in this regard.

VAT

All figures quoted are exclusive of VAT.

EPC

Details available upon request

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money laundering regulations two forms of identification and confirmation of funding will be required from any applicants together with the usual references that will be required.

VIEWING

Strictly via the Agents:

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