



**180-182A Wellingborough Road**  
**Rushden, Northamptonshire NN10 9SX**  
**£230,000 Freehold**





An investment opportunity in the form of this freehold building comprising a shop, currently let at £9,000 per annum and large apartment, let on a 6 month assured shorthold tenancy agreement at £5,040 per annum. An ideal purchase for long term investment for mixed commercial/living purposes. Total annual income of £14,040 per annum. Potential annual income of £16,600 per annum.

The shop is let at £750 per calendar month - £9,000 per annum. Potential for £10,000 per annum.

The lease for the shop is due to expire on 11th July 2022, having begun on 12th July 2012.

The shop is currently an off licence/storage for an off licence, with the current tenant looking for change of use to a cafe/restaurant.

The apartment is let at £420 per calendar month - £5,040 per annum. Potential for £6,600 per annum. It could also be converted into a 3 bed, if required.

The apartment tenant has been in residence since 4/9/15 on an assured shorthold tenancy agreement and is looking to stay on, if possible

Please find enclosed external photographs, 3D floorplans and information for both the shop and the apartment. Copies of the tenancy agreement for the apartment and lease for the shop can be seen upon request.

Please contact us for further information and to arrange to view.

#### Location

Situated on the Wellingborough Road, on the corner of Pemberton Street. The apartment's entrance is accessed via secure gated access off Pemberton Street, as identified by our for sale board. The building to the front is identified by our for sale board. The shop's main entrance is to the front, off Wellingborough Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

#### Shop Business Rates

To be advised.

#### Shop Energy Rating

D

#### Apartment Council Tax Band

A

#### Apartment Energy Rating

G

#### Shop - 180-182 Wellingborough Road, Rushden

#### Shop 24'6" x 25'6" (7.46m x 7.76m)

Maximum measurement

#### Rear Shop Area 12'5" x 12'4" (3.80m x 3.76m)

#### Store 7'1" x 19'10" (2.16m x 6.04m)

#### Kitchenette 4'0" x 4'0" (1.23m x 1.23m)

Minimum measurement

#### W.C

#### Flat - 180A-182A Wellingborough Road, Rushden

#### Flat Entrance

#### Landing

#### Lounge/Dining Room 23'10" x 12'8" (7.26m x 3.87m)

Maximum measurement

#### Kitchen 12'0" x 7'0" (3.65m x 2.13m)

#### Bathroom/W.C

#### Bedroom 1 11'7" x 12'8" (3.52m x 3.86m)

#### Bedroom 2 11'11" x 7'9" (3.64m x 2.36m)

#### Additional Information

The apartment has PVC double glazing and electric heating.

#### Outside

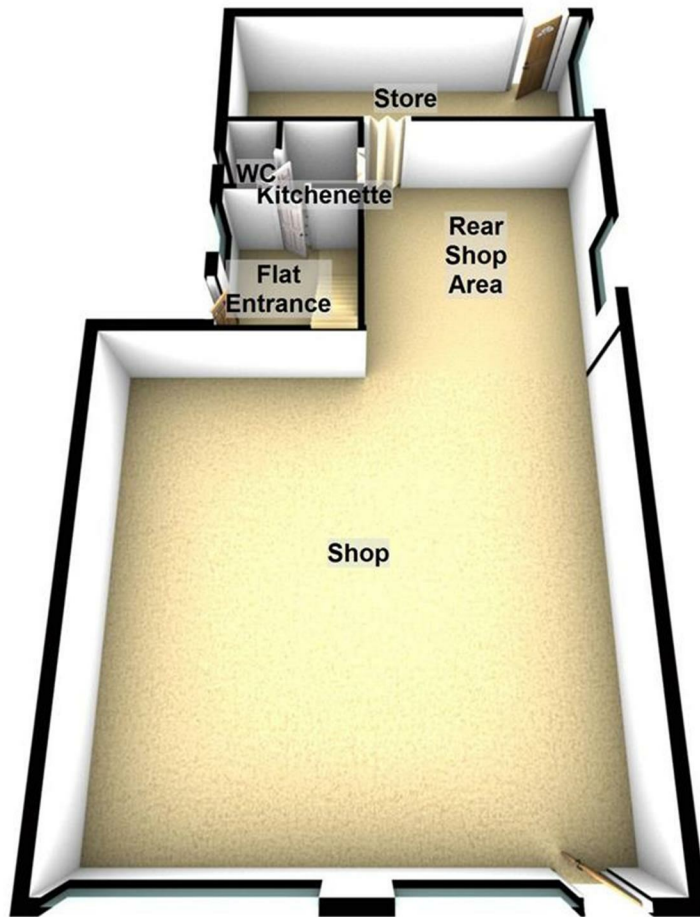
Off road parking to both the front and the rear of the building.

#### Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.

## Ground Floor

Approx. 94.8 sq. metres (1020.4 sq. feet)



## First Floor

Approx. 73.3 sq. metres (789.1 sq. feet)



Total area: approx. 168.1 sq. metres (1809.6 sq. feet)



