

For Sale

Industrial Investment Opportunity

27 Ross Road
Weedon Road Industrial Estate Northampton NN5 5AX



- Modern industrial/warehouse building
- Popular location
- Good loading facilities and eaves height

For Sale Guide Price £300,000

Location

The premises are situated on Ross Road which lies to the west of Northampton town centre and forms part of the Weedon Road Industrial Estate.

The surrounding locality comprises a mixed range of predominantly industrial properties most of which are occupied by local companies. A wide range of retail and leisure facilities are situated at the nearby Sixfields development.

Accommodation

The property comprises a modern, mid-terraced industrial property of steel portal frame construction with brick and block elevations surmounted by profile steel cladding to eaves. Above, there is a pitched profile steel clad roof which has been lined and insulated internally and incorporates translucent roof panels.

Internally, the premises comprise an open plan warehouse / workshop, with loading and pedestrian access provided through doors incorporated within the front elevation. Both kitchen and W/C facilities are provided.

Externally, there is a shared forecourt to the front of the premises which provides access for loading purposes together with allocated car parking spaces situated to the front and side of the unit.

Areas

	Sq Ft	Sq M
GF GIA	2,074	192.67
TOTAL	2,074	192.67

Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Price

Guide Price £300,000

Terms

The premises are available subject to a lease agreement with CMC Performance Cars Ltd, at a headline rent of £22,000 per annum on a five-year term commencing December 2024. Full lease details are available upon request from the sole agents.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority. Please note that this calculation is based upon gaining Small Business Rate Relief.

Rateable Value: £19,750

Rates Payable:

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

EPC Rating E (106).

Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been checked or tested and it is up to prospective occupier to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To view and for further details please contact:

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These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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