To Let

Character Village Offices

The Old School Main Street
Denton NORTHAMPTON NN7 1DQ

- Attractive character building
- Located in popular village
- Includes self contained car park
- Available upon flexible lease terms

To Let £25,000 per annum exclusive

Underwoods
Shire House, Pyramid Close, Northampton NN3 8PH
Tel: **01604 404 060**
Web: **underwoods.co.uk**

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.

Location

The property occupies a prominent position in the centre of Denton, overlooking the village green. There are a range of amenities provided within the village to include a Doctors Surgery together with a Primary School.

Denton is situated approximately 6 miles south east of the town centre of Northampton and benefits from its location adjacent to the A428, which connects Northampton to Bedford. There is good access to the A509 which provides transport links to Wellingborough in the north and Milton Keynes to the south.

Accommodation

The property was originally constructed as a school to provide educational facilities for the local population and continued in this use until a new village school was completed in the early 1980's. The property was subsequently converted to provide office accommodation.

The property has been extended to the rear and benefits from a good level of natural light provided through windows incorporated within the principle elevations.

Internally, alterations have been undertaken to provide predominantly open plan office accommodation to include kitchen and WC facilities. The offices have been finished and maintained to a good standard.

To the rear of the premises, there are two small courtyards enclosed with retaining walls. There is access via a private roadway to a car park area which provides space for approximately 8 vehicles.

Areas

	Sq Ft	Sq M
Ground Floor	1,084	100.7
First Floor	697	64.75
TOTAL	**1,682**	**156.26**

Other Information

All lettings are subject to a performance deposit being lodged with the landlord equivalent to one quarter's rent. The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

Rent

To Let £25,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £11,250
Rates Payable: £0

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

E 102

Services

We understand that all mains services are available to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

Charles Church - Underwoods
cc@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 783004

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
Direct Line: 01604 774149

View Location

View EPC

Underwoods
www.underwoods.co.uk

CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER

RICS

The Property Ombudsman

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