

For Sale

Town Centre Redevelopment Opportunity (STP)

11 Spencer Parade
NORTHAMPTON NN1 5AQ



- Prominent Grade II Listed Building,
- Potential to enhance or reconfigure the existing accommodation (STP)
- Town Centre location
- Close Proximity to Northampton General Hospital
- Current Residential (C3) Use

For Sale Offers Invited

Location

The property is situated on Spencer Parade, immediately to the east of Northampton town centre, close to St Giles Street and Cheyne Walk. The surrounding area comprises a mix of commercial, professional and residential uses, with the town centre and its associated retail and leisure amenities within walking distance.

Northampton railway station is approximately 0.8 miles from the property and provides services to London and Birmingham. Road communications are also good, with the A45 providing access to Junction 15 of the M1 and onward connections to the wider motorway network.

Accommodation

The property comprises a Grade II Listed period property arranged over several levels and retaining a number of original architectural features, to include a self contained rear outbuilding

Internally, the accommodation is arranged as a series of individual rooms together with ancillary kitchen and WC facilities. The property is currently in need of refurbishment and presents an opportunity for an occupier, investor or developer to undertake a comprehensive scheme of improvement and potentially consider alternative uses, subject to planning and Listed Building Consent.

Areas

	Sq Ft	Sq M
Basement	619	57.51
Ground	810	75.25
First	827	76.83
Second	521	48.4
Outbuilding	556	51.65
TOTAL	3,333	309.64

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.

Terms

The premises is available freehold with vacant possession.

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

TBC.

Services

We understand that all mains services are connected 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

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View Location



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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