

For Sale

Attractive Investment Opportunity

123-129 St. Leonards Road
Northampton NN4 8DN



- Ground floor subject to a recently agreed 10 year lease to Done Brothers (Cash Betting) Ltd t/a Betfred
- Prominent building situated on busy arterial road
- Freehold includes 4No upper floor flats (sold off on long leases).

For Sale Guide Price £350,000

Location

The premises are prominently situated on St Leonards Road which connects with both the A508 London Road and A5123 Towcester Road. These join with the inner ring road system and also provide access to Northampton town centre which is situated approximately 1 mile north of the subject premises.

St Leonards Road is a busy street comprising a combination of residential and retail properties. A wide range of amenities are provided in the surrounding locality to include the nearby Nene Valley Retail Park.

Accommodation

The subject premises comprise a substantial building which has been converted to provide a large retail unit on the ground floor together with 4No flats located on the first floor. These flats have been sold off on a long leasehold basis. The building is of rendered brick construction and stands beneath a flat roof.

Areas

	Sq Ft	Sq M
Ground	2,690	249.9
(Total Area)		0
TOTAL	0	0

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 £350,000

Terms

The ground floor is let to Done Brothers (Cash Betting) Ltd t/a Betfred on a 10 year lease commencing 12.12.2024 at a rent of £25,000 pa. The lease incorporates an upward only rent review and tenant break clause due on 5th anniversary of the term. The lease is drawn on IRI terms with the tenant also liable to maintain the shop front.

The 4No flats on the upper floor have been sold off on a long leasehold term of 125 years from 24.06.2005. Each Leaseholder currently pays rent of £200 per annum increasing to £400 pa from 24.06.2030.

Copy leases are available upon request.

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: £39,000

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

Awaited.

Services

We understand that all mains services including water, drainage and electricity are available to the premises. 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:

Ravi Varambhia - Underwoods
rv@underwoods.co.uk
Telephone: 01604 404060
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[View Location](#)



able:

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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