



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP RETAIL PREMISES

GIA OF SHOP ONLY – 14.64 sq m (158 sq ft) approx

GIA OF FIRST FLOOR – 21.41 sq m (230 sq ft) approx

TOTAL GIA OF BUILDING 72.87 sq m (784 sq ft) approx



**14 HERRIOTTS LANE  
WELLINGBOROUGH  
NORTHANTS  
NN8 4PU**

**FOR SALE - £149,950 Subject to Contract for the Freehold Interest  
Including Various Fixtures & Fittings**

A commercial property with residential accommodation on the first floor situated close to the town centre of Wellingborough and serving a large area of residential properties and is currently operating as a Fish & Chip takeaway business. Close by is a Public House, Tresham College, Medical Centre and other amenities.

The ground floor consists of the retail area, preparation area, kitchen, bathroom and storage with hallway leading to the first floor having 2 bedrooms. The property benefits from gas fired central heating system with LED lighting throughout.

Use of the property is under Class E of the Use Classes Order 1987

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
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**GROSS INTERNAL AREAS:**

Retail Sales Area:	14.64 sq m	(158 sq ft)
Preparation Area:	14.71 sq m	(158 sq ft)
Bedroom 1:	10.10 sq m	(109 sq ft)
Bedroom 2:	11.31 sq m	(122 sq ft)

**TOTAL AREA OF WHOLE BUILDING:-  
72.87 SQ M (784 SQ FT)**

**THE PROPERTY:**

Ground Floor – Retail Sales Area, Preparation Area, Kitchen, Hallway, Bathroom.

First Floor – 2 Bedrooms.

Outside – Yard area, storage sheds and side gated access.

**TRADE EQUIPMENT (included in the price):**

2 Pan Hewigo counter range, 4 pot Bain-Marie, griddle, small glass fronted chiller, 2 fridge/freezers, microwave oven, chest freezer, overhead extraction canopy, stainless steel double sink unit, worktable, chipper and peeler (*please note that these items have not been tested*)

**FOR SALE:**

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**SERVICES:**

We understand that mains water, electricity, gas and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

From information supplied from the Gov.UK website the rateable value of the property is currently £1850. You will have to make your own enquiries with regard to rates payable. The first floor residential accommodation is in Band A.

**LEGAL FEES:**

Each party to be responsible for their own legal fees in respect of this transaction.

**ENERGY PERFORMANCE ASSET RATING:**

91-D



**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Sasha Wellington – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.