



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE VIA INFORMAL TENDER

(Sealed Bids Only)



**196-198 NORTHAMPTON ROAD, WELLINGBOROUGH
NORTHANTS NN8 3PW**

FOR SALE – INFORMAL TENDER - £700,000 Subject to Contract

Harwoods are pleased to offer for sale this key business opportunity with mixed use at a guide price of £700,000 subject to contract. The property was constructed in the 1950's with two extensions added to the front of the property over the years. It is set back from Northampton Road and provides off road parking to the front.

OPEN DAYS – MONDAY 24TH MARCH 2025 & FRIDAY 11TH APRIL 2025

BETWEEN 15.30 PM – 17.00 PM

(PLEASE CALL HARWOODS OFFICES TO BOOK A 15 MINUTE SLOT BEFORE ARRIVING)

HIGHEST & FINAL SEALD BIDS TO BE SENT TO OUR OFFICES

IN WRITING BY 12 NOON ON MONDAY 28 APRIL 2025

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
Tel: (01933) 441464**

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

GROSS INTERNAL AREAS:

Ground Floor:

Retail:	283 sq m (3046 sq ft)
Residential:	20.9 sq m (225 sq ft)
Garages & Lobby:	46.7 sq m (503 sq ft)

First Floor:

3 Bedrooms, 2 Snugs, 2 Sitting Rooms, Bathroom, Shower Room.

Total: 129 sq m (1388 sq ft)

Outside – Off road parking.

ENERGY EFFICIENCY RATING:

Commercial – E. Residential – F.

MAKING AN OFFER:

1. Prospective purchasers should submit their best and final offers to Harwoods, 21 Silver Street, Wellingborough NN8 1AY by **12 NOON ON MONDAY 28TH APRIL 2025**.
2. Your offer should be submitted in a sealed envelope and should be clearly marked
‘Offers – 196-198 Northampton Road, Wellingborough’.
3. Please note that offers received by email will not be accepted.
4. The quoted price of £700,000 is offered as a guide price only.
5. When making your offer please provide the following information:-
 - Confirm the arrangements you have made to fund the purchase and provide proof of funds sufficient to cover the bid you submit.
 - Provide the name and address of the solicitors who will be acting on your behalf.
 - Confirm whether the offer is subject to results of any site survey or similar investigation.
6. The sellers reserve the right to accept or reject any offer as they see fit and it should be noted that the sellers may not consider the highest offer received to be the best offer.



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

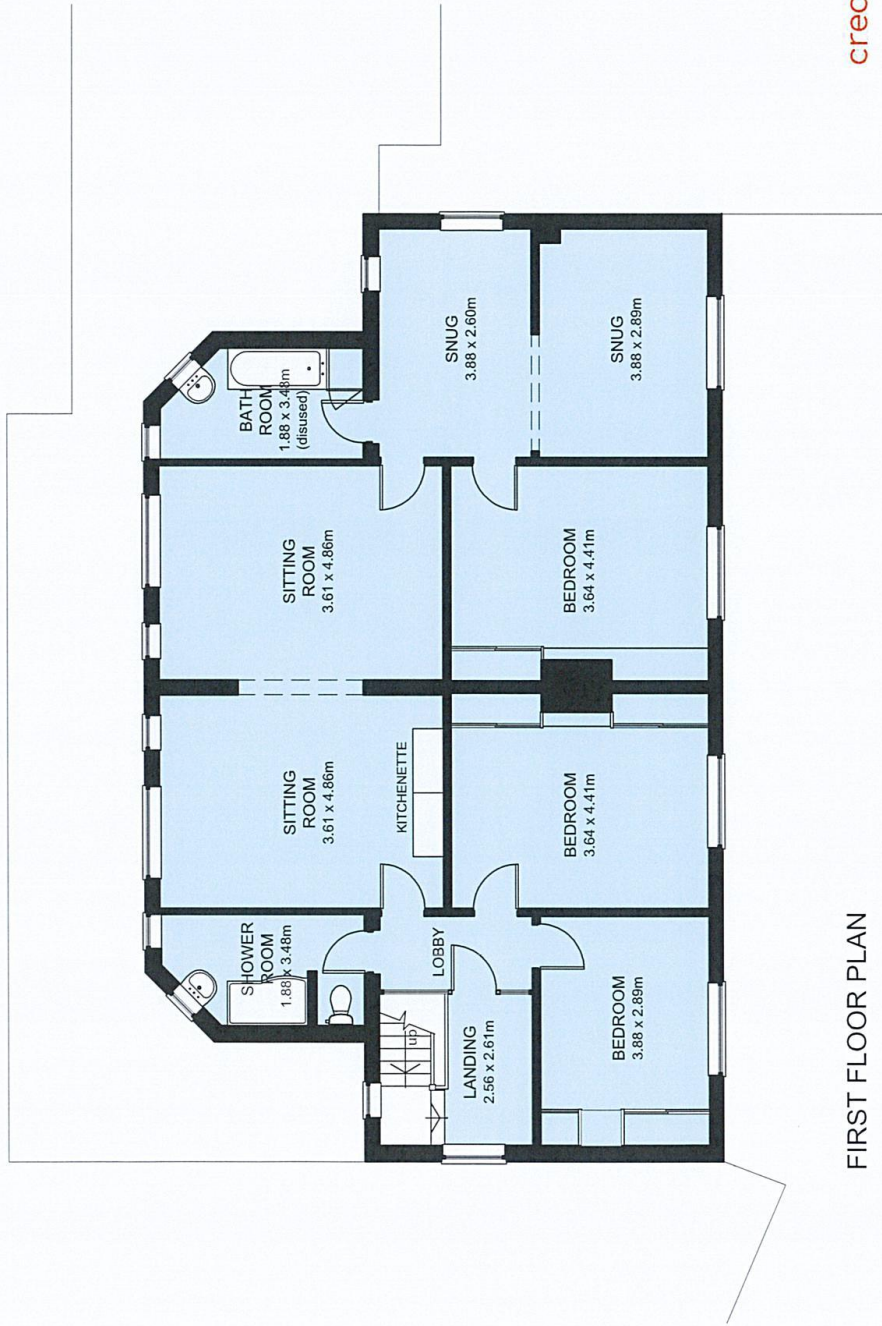
**Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk**

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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.





FIRST FLOOR PLAN

GROSS INTERNAL AREA 129m²



creative designs

Telephone - 07787 402018

MAIL@CREATIVE-DESIGNS.CO

WWW.CREATIVE-DESIGNS.CO