



**4 & 4a Ealing Terrace, Rushden
Northamptonshire NN10 6AB
Price £175,000 Freehold**

A GREAT INVESTMENT OPPORTUNITY or for someone looking to run their own business and live above, therefore saving the dreaded morning commute! Situated close to the busy Washbrook Road/Higham Road junction, opposite Subway and ASDA, on the edge of the hustle and bustle of Rushden High Street, this long standing hairdressers with apartment above, with rear garden and workshop, is offered for sale with NO ONWARD CHAIN as a result of our vendor client retiring (business has been wound-down, apartment is vacant). Contact ourselves, the sole selling agents, for more information and to arrange to view.

- A great investment opportunity or for someone looking to run their own business and live above
- Long standing hairdressers with apartment above
- (Business has been wound-down, apartment is vacant)
- Energy Rating - Shop - EPC ordered - Apartment - D64
- Situated close to the busy Washbrook Road/Higham Road junction
- Rear garden and workshop
- Contact ourselves, the sole selling agents, for more information and to arrange to view
- Opposite Subway and ASDA, on the edge of the hustle and bustle of Rushden High Street
- Non onward chain
- Well priced, to sell



Location

Situated close to the busy Washbrook Road/Higham Road junction, opposite Subway and ASDA, on the edge of the hustle and bustle of Rushden High Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating - Apartment - 4a

Energy Efficiency Rating - D64

Certificate number - 8850-6626-6420-7236-1296

Energy Rating - Shop - 4

Energy Efficiency Rating - EPC ordered

Certificate number - EPC ordered

Council Tax Band - Apartment - 4a

A

Business Rates - Shop - 4

If applicable, please contact North Northamptonshire Council at Thrapston.

Accommodation

Ground Floor

Commercial Part of Property - 4

Room 1 13'2" x 11'7" (4.03m x 3.55m)

Room 2 14'0" x 11'7" (4.29m x 3.54m)

Shop Cloakroom/Kitchenette/WC 5'4" x 5'2" (1.64m x 1.58m)

Residential Part of Property - 4a

Entrance Hall

Ground Floor Bathroom/WC 7'3" x 5'5" (2.22m x 1.67m)

Kitchen/Breakfast Room 10'4" x 7'10" (3.15m x 2.40m)

First Floor Residential

Landing

Bedroom 2 9'5" x 7'11" (2.89m x 2.43m)

Modern, wall mounted, gas fired boiler.

Bedroom 1 11'8" x 9'1" (3.56m x 2.77m)

Lounge/Diner 14'6" x 11'1" (4.43m x 3.39m)

Outside

Front

Front forecourt.

Rear Courtyard

Fully enclosed, side gated access.

Workshop

A very useful, large workshop/store, situated off Spencer Road, adjacent number 1 Spencer Road.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

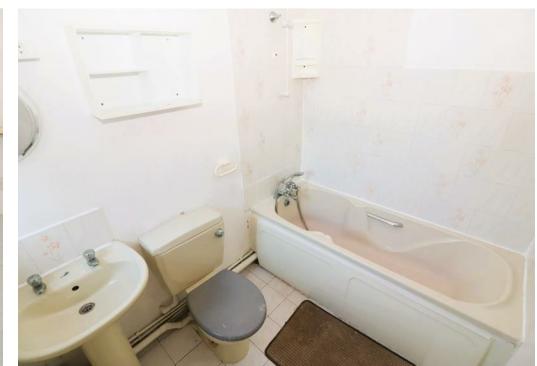
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

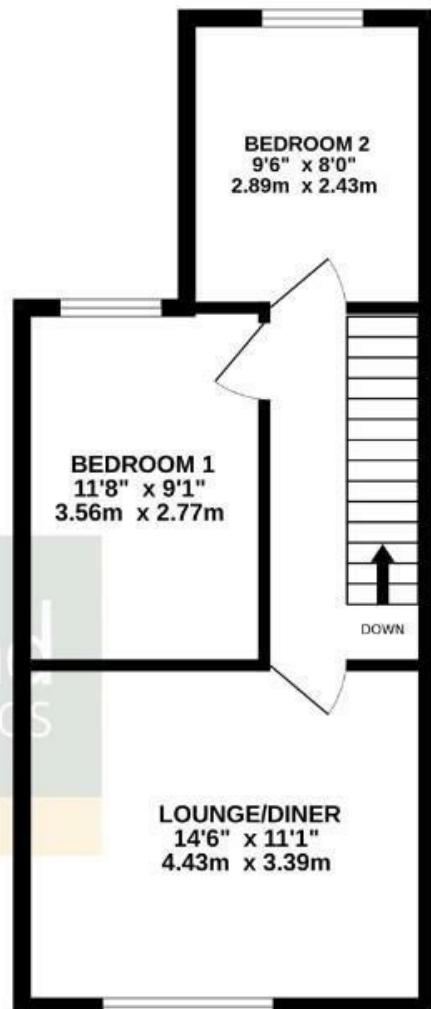
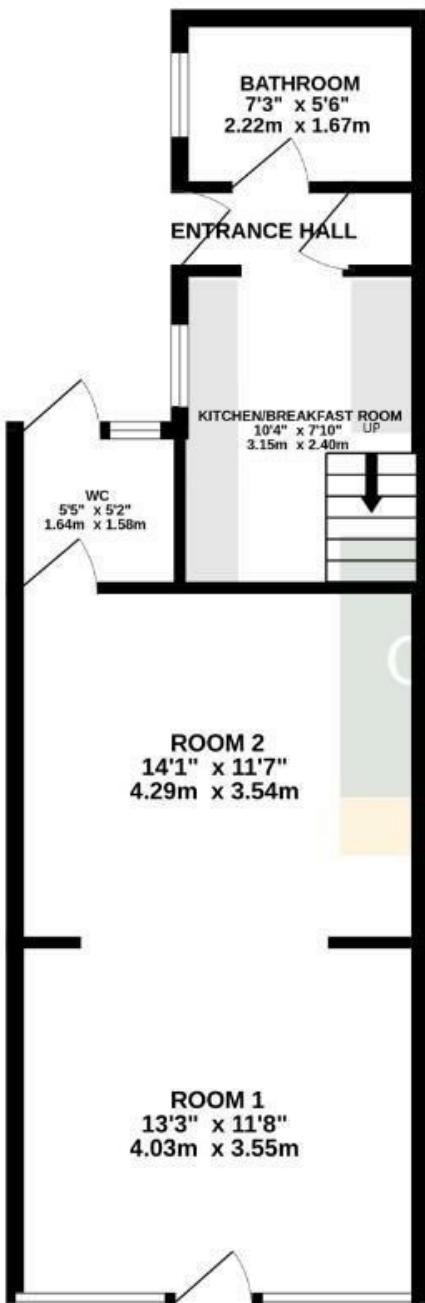
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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