



**Blotts Barn Brooks Road, Raunds
Northamptonshire NN9 6NS
Price £225,000 Leasehold**

We are delighted to offer for sale this secluded commercial office, that benefits from two large rooms that could be used for multiple workers or meeting rooms, with both rooms fitted with an abundance of power and network points. Within these well kept premises are three toilets, a store room and kitchen. Whilst to the outside, there are four designated parking spaces, set within a gravel car park that services the other units within this secluded development. The location is set back from a quiet road, with views across countryside, yet within very close driving distance to the A45 and A14.

- Vacant Commercial Premises
- Designated parking for four vehicles
- Kitchen facilities
- Energy Efficiency Rating -
- Superb secluded position
- Visitor parking
- Two large separate offices/meeting rooms
- Great road links to the A45 and A14
- Three toilets
- Quiet setting within a small group of similar sized units



Location

The property can be found within the Blotts Barn Business Centre just off Brooks Road, Raunds. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Business Rates

According to <https://www.gov.uk/correct-your-business-rates> - The Rateable Value for these premises is . This is not the amount payable, but this figure is used to calculate your rates bill.

Please contact North Northamptonshire Council on 01832 742000 for information regarding Business Rates payable.

The premises could be subject to Small Business Rates Relief, dependent upon the business, etc.

Energy Rating

Energy Efficiency Rating - C59

Certificate number - 0268-1213-7305-6486-2554

Leasehold Information

This property is Leasehold. We are advised by our Vendor client the property is offered on a 999 year Lease from 2002, and therefore there are approximately 976 years remaining on the Lease.

Ground Rent

We are advised that there is ZERO ground rent payable.

The cost of the Ground Rent is due to be reviewed again in TBC

Service & Maintenance Charges

We are advised that the service charges are £1,011.12 per annum,

The cost of the Service Charges are due to be reviewed again in TBC

All of this information regarding the lease, ground rent, service & maintenance charges will naturally need to be clarified by any potential Purchaser's Solicitors / Conveyancers before committing to legal exchange of contracts.

Accommodation

Office 15'4" x 30'10" (4.67 x 9.39)

Minimum measurement, plus recess.

Entrance door to the gravel courtyard.

Access to the inner hall and storage room.

An array of power points and network points, all within wall mounted trunking that carries network & power cables.

Storage 9'9" x 7'5" (2.97 x 2.27)

Minimum measurement, plus door recess.

WC

With low flush wc and wash hand basin.

Meeting Room 21'10" x 15'2" (6.66 x 4.62)

Entrance door to the gravel courtyard.

Access to the storage room.

An array of power points and network points, all within wall mounted trunking that carries network & power cables.

Storage solutions with wall mounted, floor to ceiling units, as well as some low level storage units.

Built in fridge.

Inner Hall

With electric wall heater.

WC.

With low flush wc and wash hand basin.

WC..

With low flush wc and wash hand basin.

Kitchen 5'9" x 7'8" (1.76 x 2.34)

Modern white base, walls and drawer units.

Space for under counter white good.

Space and plumbing for dishwasher.

Outside

Courtyard

Front gravel courtyard, which provides access to the premises, as well as a neighbouring premises.

Driveway

Shared approach leading up to the car park for the estate.

Parking

Four allocated parking spaces, within a gravelled area.

Communal Bin Store

Located to one end of the building, in a fenced off and gated area.

N.B.

Loft access is located outside, via a secure bolted door, near to the bin store.

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

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).

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.

Disclaimer

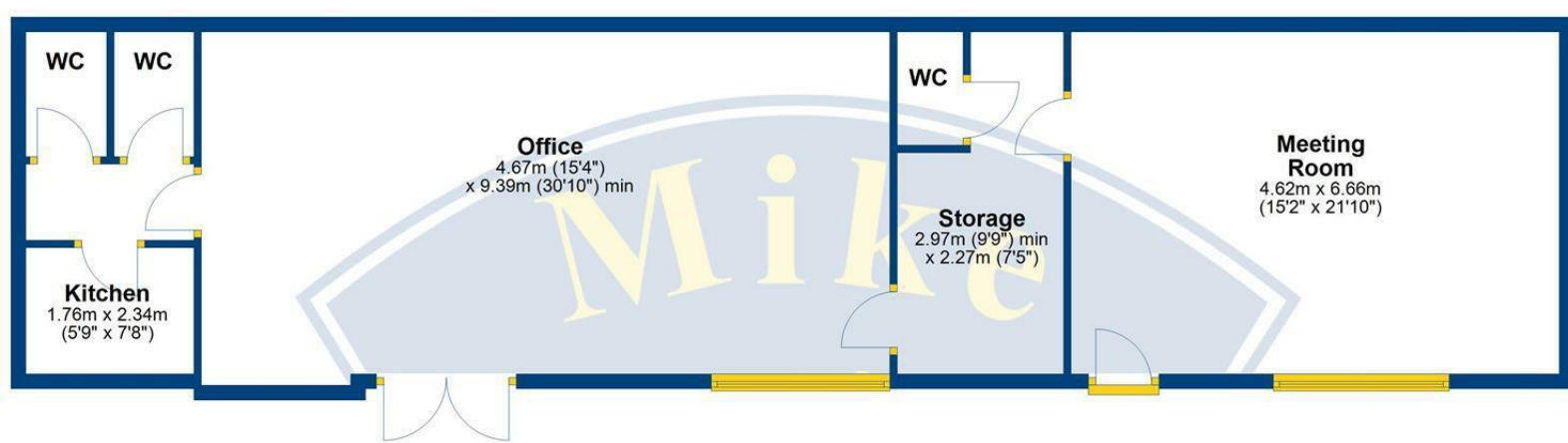
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





Ground Floor

Approx. 97.7 sq. metres (1052.0 sq. feet)



Total area: approx. 97.7 sq. metres (1052.0 sq. feet)