



123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
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## High Street

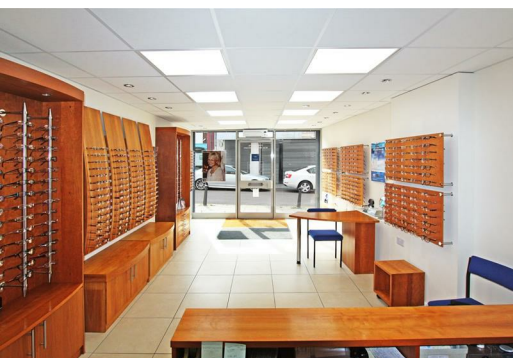
Rushden, Northants, NN10 0PQ

By Auction £120,000



For sale by Modern Method of Auction: Starting Bid Price £130,000.00 plus Reservation Fee. Prime Choice are delighted offer this attractive investment opportunity. The property comprise of a recently refurbished retail unit which had been a popular opticians. The commercial property consists of the a shop floor, store room, kitchen and toilet with access to a rear patio. At the rear of the property you have access to a 2 bedroom maisonette. The maisonette requires refurbishment throughout after recently having a long term tenancy. The property comprises of a lounge, dining room,, kitchen, two double bedrooms, bathroom with a shower over bath and rear garden. Additional benefits include part double glazing and gas central heating.

\*TO REGISTER YOUR INTEREST, CONTACT THE AUCTION DEPARTMENT OF 'I AM SOLD' ON 0845 5193 126 OR VISIT <https://www.iamsold.co.uk/> - ALTERNATIVELY SPEAK TO A MEMBER OF THE TEAM\*



### Shop Floor

85'3"19'8" x 36'1"29'6" (26'06 x 11'09)  
Shutters to front of the property. Power points. Fitted retail area.

### Rear Shop / Store Area

39'4"32'9" x 39'4"0'0" (12'10 x 12'00)  
UPVC double glazed door to the rear elevation. Power point.

### Kitchen

16'4"32'9" x 16'4"16'4" (5'10 x 5'05)  
UPVC double glazed window to side elevation. Power points.

### Toilet

16'4"9'10" x 9'10"29'6" (5'03 x 3'09)  
UPVC double glazed window to the side elevation. Low level w/c. Wash hand basin.

### Entrance

UPVC double glazed door into hall. Leads to stairway, kitchen and dining room. Radiator.

### Kitchen

22'11"29'6" x 22'11"6'6" (7'09 x 7'02)  
UPVC double glazed window to rear elevation. Base and eye level units. Worktops. Stainless steel sink. Electric heater. Extractor fan. Cooker point. Cupboard housing boiler. Power points.

### Dining Room

32'9"0'0" x 26'2"36'1" (10'00 x 8'11)  
UPVC double glazed window to rear elevation. Door leading to cupboard. Door leading to lounge. Radiator. Power point.

### Lounge

36'1"29'6" x 36'1"9'10" (11'09 x 11'03)  
Wooden single glazed window to front elevation. Feature wooden surround fireplace with marble effect hearth and coal effect gas fire. Radiator. Power points.

### Master Bedroom

36'1"6'6" x 32'9"13'1" (11'02 x 10'04)  
Wooden single glazed window to front elevation. Radiator. Power points

### Bedroom 2

36'1"22'11" x 19'8"32'9" (11'07 x 6'10)  
Double glazed window to rear. Radiator. Power point.

### Bathroom

22'11"26'2" x 16'4"36'1" (7'08 x 5'11)  
Double glazed to rear elevation. White suite comprising of bath, pedestal wash hand basin, low level w.c. Mixer tap shower over bath. Airing cupboard.

### Rear Garden

Rear Garden to flat and rear storage area to commercial property.

### Auction Disclaimer

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Midlands Property Auction powered by IAM Sold. Reservation Fee is in addition to the final negotiated selling price.

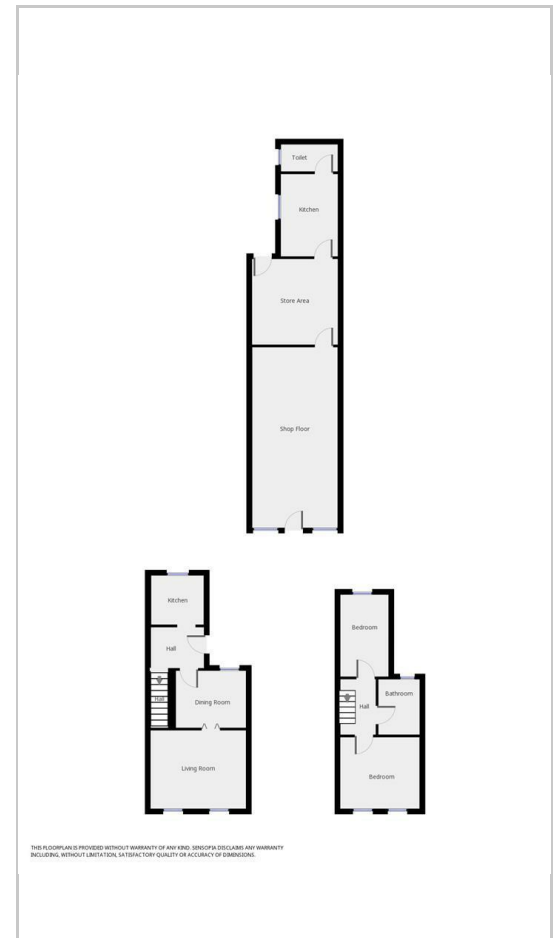
### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

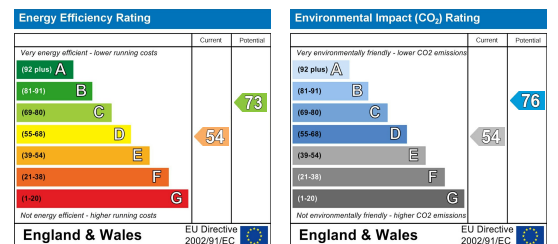
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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