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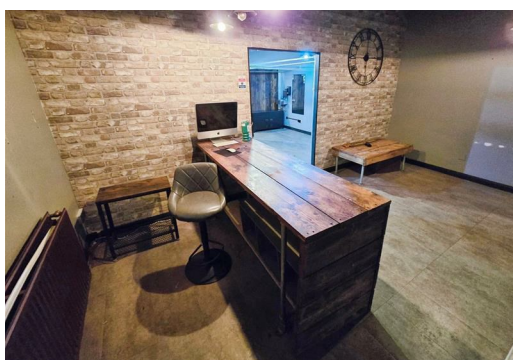
Grangeway , Rushden, NN10 9JE

Price Guide £135,000



Prime Choice are delighted to offer this versatile commercial property for sale by auction. Situated in a convenient location, the premises comprise a bright reception area, spacious open-plan studio, practical kitchenette, and modern cloakroom facilities.

The property offers a flexible layout suitable for a variety of business uses and represents an excellent opportunity for both owner-occupiers and investors to lease out. Total floor area approximately 765 sq. ft. (71.1 sq. m).



COMMERCIAL PREMISES:

The commercial premises has been occupied as a Tattoo shop.

Shop Area

A spacious front area with double-glazed doors and metal shutters providing secure access to the premises

Reception Area

17'3" x 13'1" (5.26m x 3.99m)

An open space designed to greet visitors or clients. It serves as a welcoming point before entering the main sections of the premises.

Studio

24'10" x 17'3" (7.582m x 5.26m)

A large, versatile open-plan area ideal for creative work, workshops, or fitness activities. Offers ample space for various setups.

Kitchen area

24'8" x 17'3" (7.52m x 5.26m)

A practical kitchenette space fitted with a sink, work surface, and under-counter storage.

Toilet

A well-presented cloakroom with WC and hand basin

Lease Details

125 years from 2000.

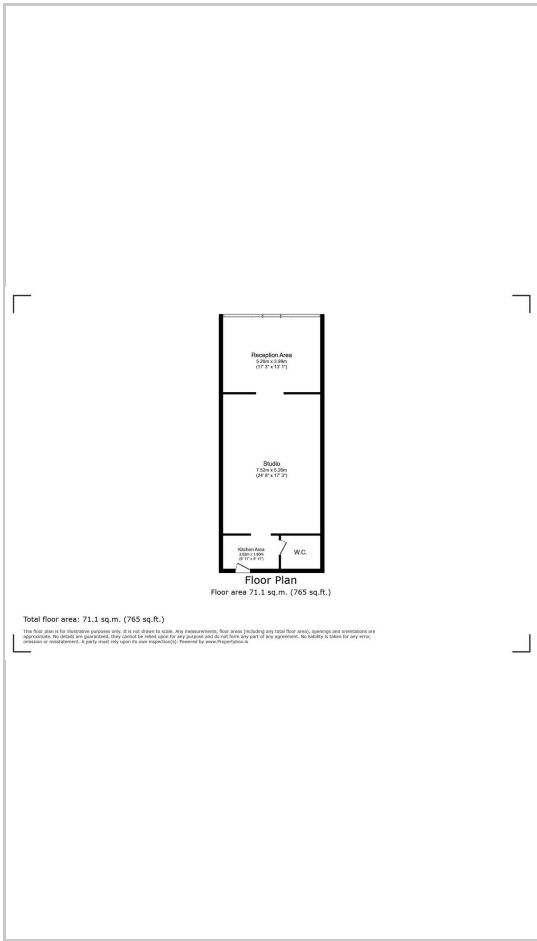
Disclaimer

- 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.

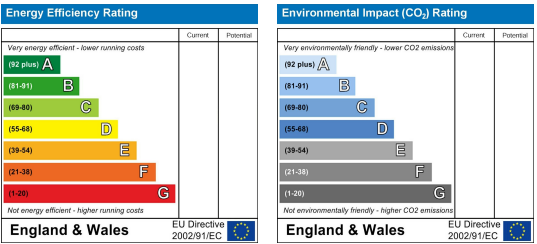
Area Map



Floor Plans



Energy Efficiency Graph



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