

# FOR SALE

1,847 Sq Ft (171.59 Sq M)

- › Income producing investment with development potential
- › Allocated off road parking and recently re-fitted windows
- › Prominent location close to Rushden Lakes



## Brookfield House

1 Brookfield Road, Rushden, NN10 9TQ

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## Location

- The property is located in a prominent position facing Wellingborough Road approximately 1/2 mile from Rushden town centre and approximately 1.5 miles from Rushden Lakes Shopping Centre.
- The immediate area is predominately residential interspersed with commercial property.
- Nearby road links include the A45 providing access to Northampton approximately 14 miles to the west and the A6 providing access to Bedford approximately 13 miles to the south.

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## Description

- Attractive end terrace commercial property with parking and potential for re-development of the first floor (subject to planning).
- The ground floor is currently let to Brookfield Dental Surgery who have a 15 year lease from the 13th March 2020 paying a rent of £13,329 per annum exclusive. A copy of the lease can be provided upon request.
- The first floor offices have recently been vacated by the previous tenant and would be suitable for continued office/studio use or conversion to residential (subject to planning).

## Terms

The premises are to be sold on a freehold basis at offers in the region of £265,000 exclusive.

## Accommodation

Ground Floor	80.64 SQ M	868 SQ FT
First Floor	90.95 SQ M	979 SQ FT
<b>Total</b>	<b>171.59 SQ M</b>	<b>1,847 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Ground Floor E-122  
First Floor C-53

**Business Rates:** The Rateable Value for the ground floor is £10,750 and the first floor is £8,600. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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