





## For Sale

### The School Hall , Meeting Lane, Rothwell, Northants, NN14 6AN

 £495,000 for the Freehold

 3,600 Sq Ft / 334.44 Sq M

 Current use class is D2 however the owners have submitted a planning application for change of use to Class E, within a Grade II\* former 19th-century church school hall.

 The first floor provides a vaulted main hall with arched windows, timber floors and an adjoining kitchen, while the ground floor offers multiple rooms suitable for storage, offices, treatment rooms or similar, together with WC/shower. Externally, there is an enclosed garden with pedestrian access, with on-street parking nearby. Suitable for wellbeing/fitness, medical/clinic, education/training, office and community based operators, subject to the necessary planning permissions.

For further information  
please contact:

01234 341311

Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY





For further information  
please contact:

01234 341311  
Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

## The School Hall, Meeting Lane, Rothwell, NN14 6AN

### Location

Situated in the heart of Rothwell, north of Kettering and moments from the A14, the property enjoys excellent regional connectivity within a characterful market town setting.

Accessed via Fox Street along a private pedestrian drive with nearby on-street parking, it offers both convenience and charm in a well-connected Northamptonshire location.

### Terms & Tenure

The premises are available for sale freehold at a price of £495,000.

### Accommodation

Ground Floor Ancillary Rooms, Store & Shower Room

First Floor Foyer, Main Hall & Kitchen

Total Gross Internal Area

**Approx. 3,600 Sq. Ft | 334.4 Sq. M**

### Rates

Rateable Value is TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is D

### VAT

VAT is not applicable on the purchase, although purchasers must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Chloe Humphreys [chloe.humphreys@stimpsonseves.co.uk](mailto:chloe.humphreys@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

