



# Development Opportunity

The Drapery | Northampton | NN1 2EU

Ground floor commercial unit with approved planning permission for residential development of three apartments above



## Key Investment Highlights

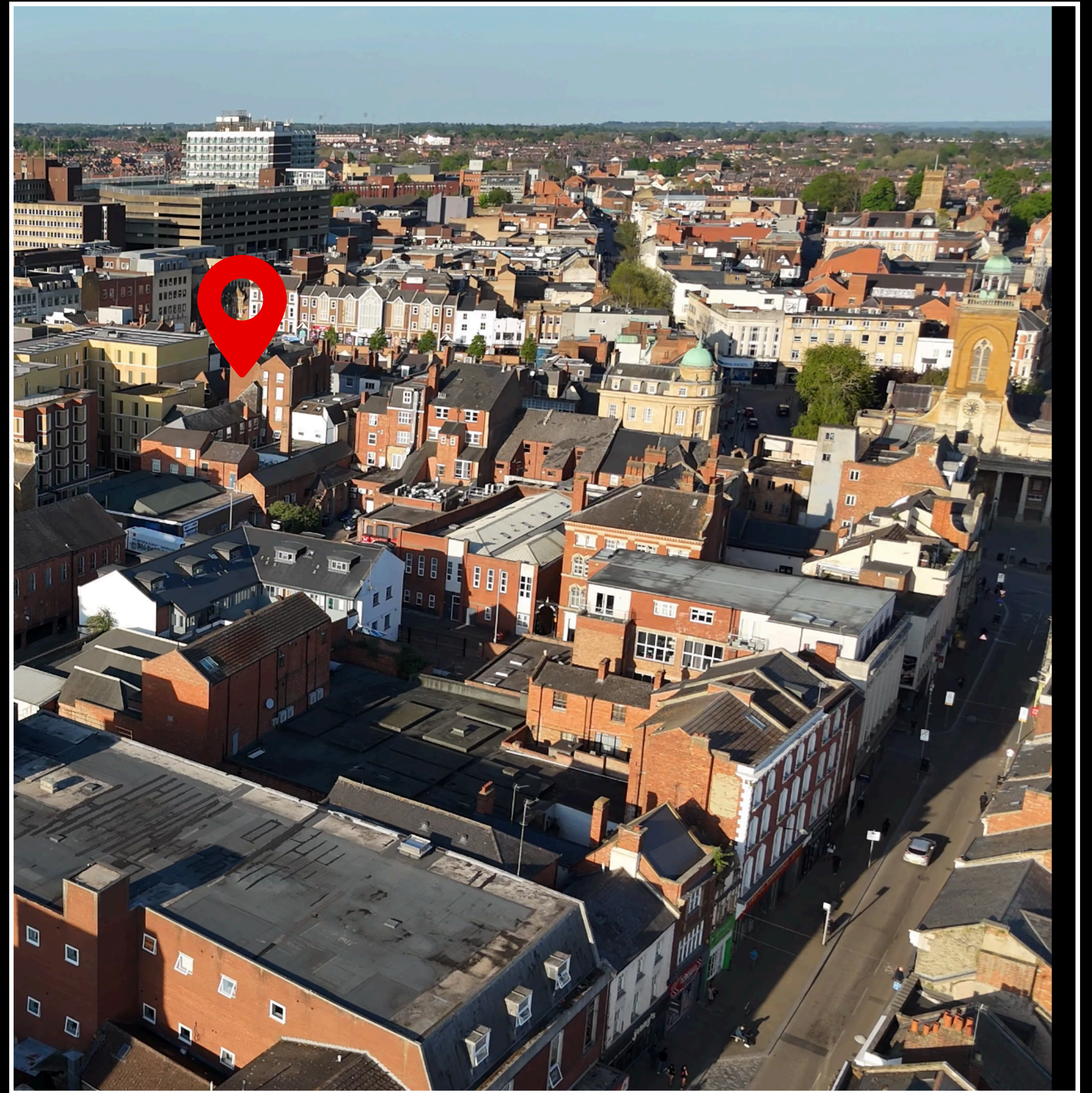


An exceptional opportunity to acquire a substantial freehold property located in the heart of Northampton's vibrant town centre. This prominent mixed-use building offers immediate income from a secure commercial tenant and benefits from full planning permission for the development of three one-bedroom residential apartments above—unlocking significant potential for capital growth and long-term rental returns.

- Freehold mixed-use asset in the heart of Northampton town centre
- Immediate rental income from a well-established commercial tenant
- Full planning permission granted for development of 3 x one-bedroom apartments
- Projected strong rental yields upon residential completion
- Located in a high-demand rental area with strong commuter appeal



## Location & Connectivity

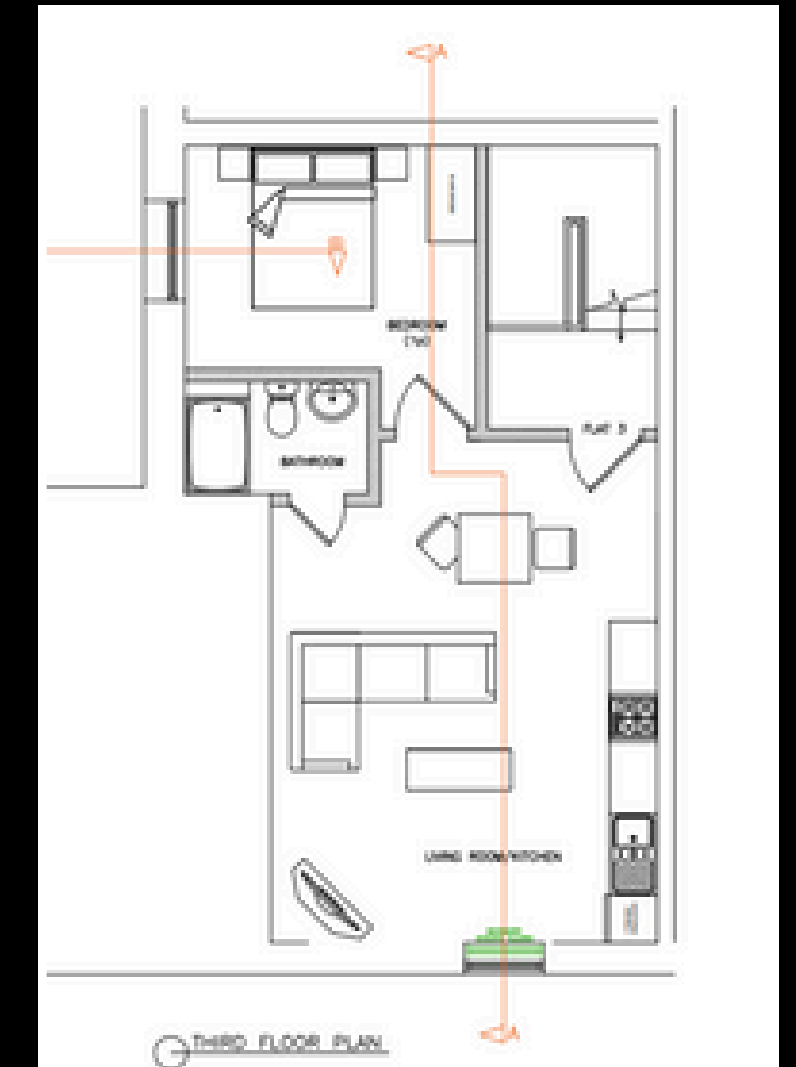
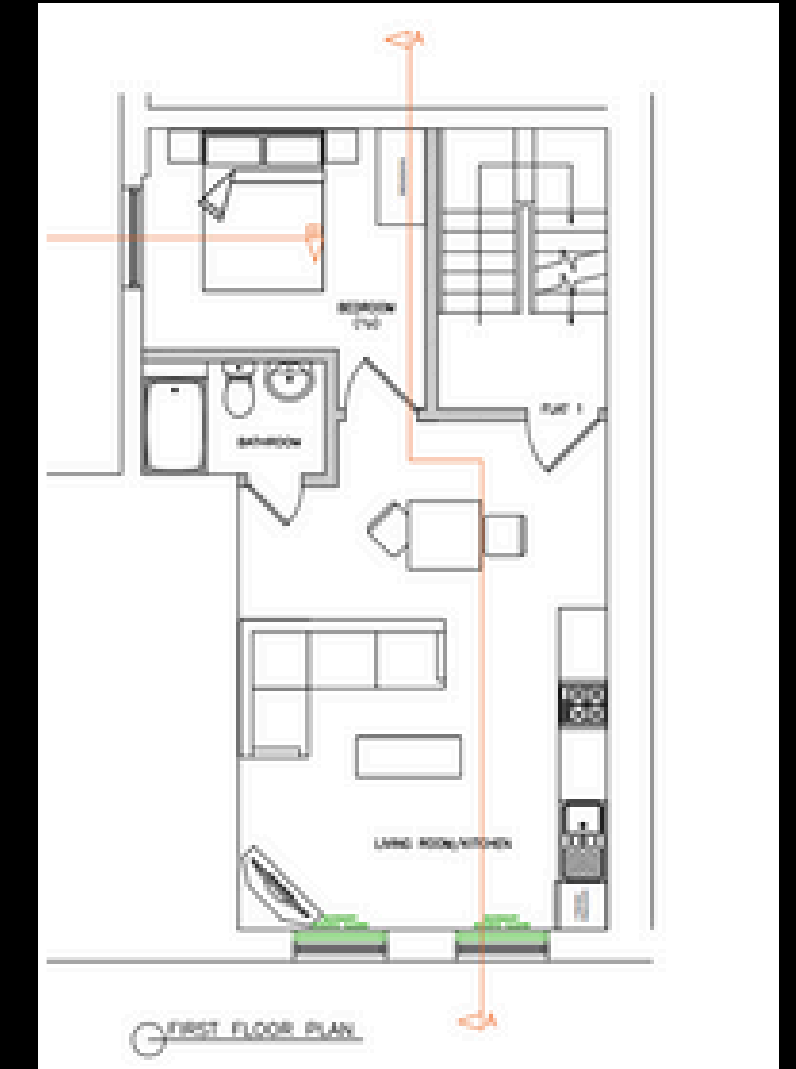
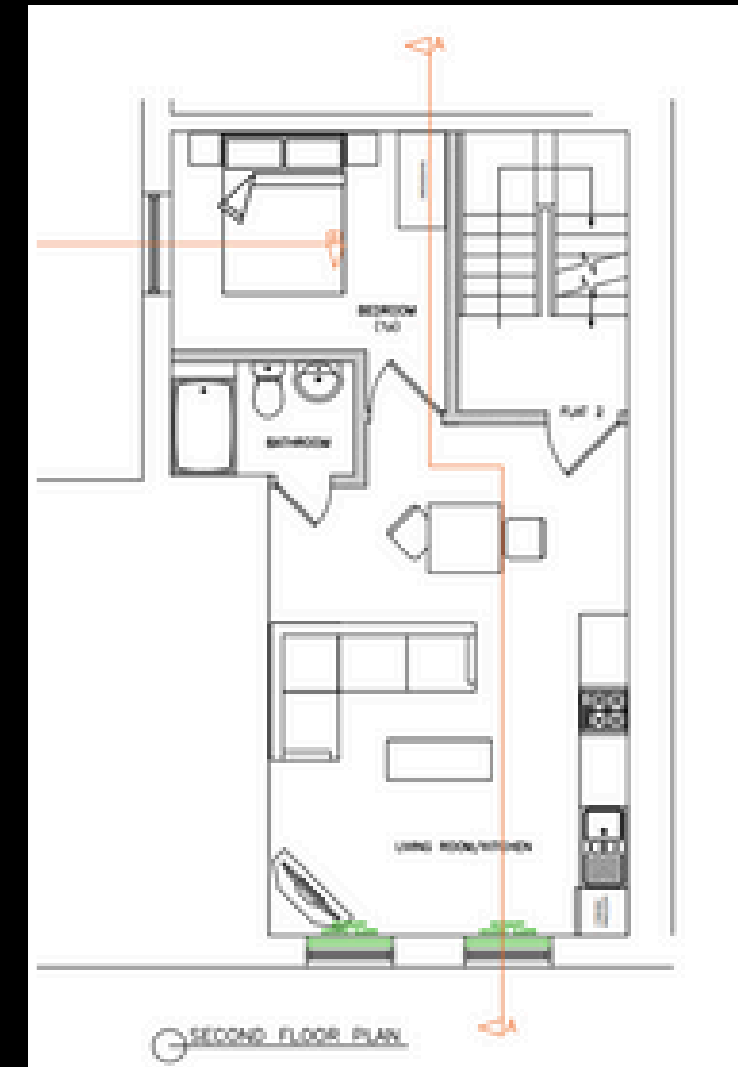
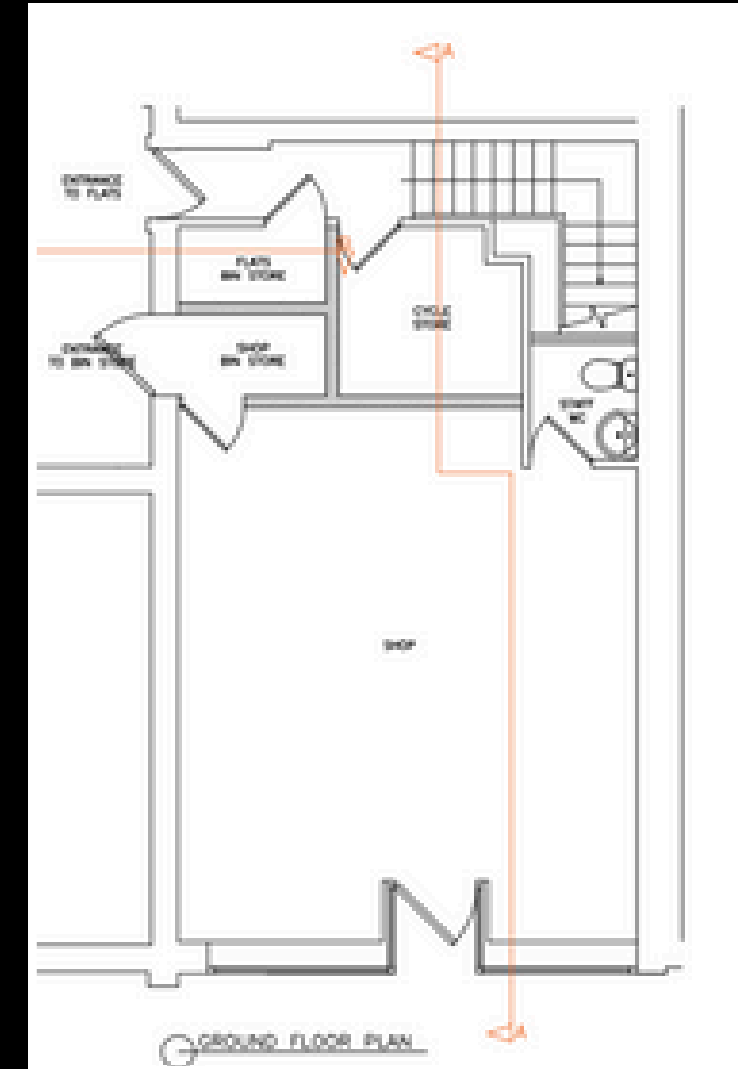


Located on The Drapery, this property sits in a high-footfall retail and commercial zone, just minutes from Northampton's central train station. Direct rail links to London Euston (within an hour) and access to the M1 motorway make this a strategic spot for both tenants and businesses.



## Development Potential

With full planning permission already granted for the conversion of the upper floors into three one-bedroom apartments. This presents a low-risk opportunity for investors or developers to unlock additional value and significantly increase rental income. The demand for high-quality, centrally located rental accommodation in Northampton remains strong, particularly among young professionals and commuters. The asset's prime location ensures high tenant appeal and strong occupancy rates. Once completed, the development is expected to deliver attractive yields and long-term capital growth.





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