



**ARCHWAYS**  
REAL ESTATE



Wellingborough Road, Northampton NN1 4ED  
Offers Over £400,000 - Freehold



## PROPERTY DESCRIPTION

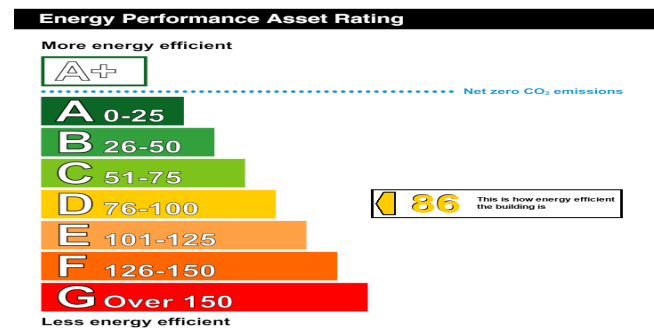
Archways Real Estate are pleased to present this beautiful Victorian property perfectly located on the vibrant Wellingborough Road. Most recently the property has been an eatery with function rooms and has A3 use. This is a fantastic and varied opportunity for someone to continue with A3 use or potentially change to other retail/mixed residential use subject to relevant permissions. The current accommodation briefly comprises; a large seating area and bar with glass shop front, two toilets, store room, pot wash room and kitchen on the ground floor. There's a large cellar/function room which can be accessed from the ground floor bar or fire door to the rear. On the first floor are four rooms and a toilet. A further two generous rooms occupy the second floor.

Outside the property benefits from off road parking at the rear secured via electric gates.

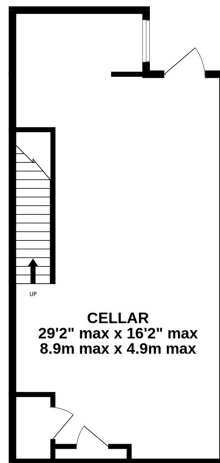
The property will suit an investor /developer wanting to buy the property to rent, or a business owner/perspective business owner who wants a prominent position on a busy and vibrant road.

## POINTS OF INTEREST

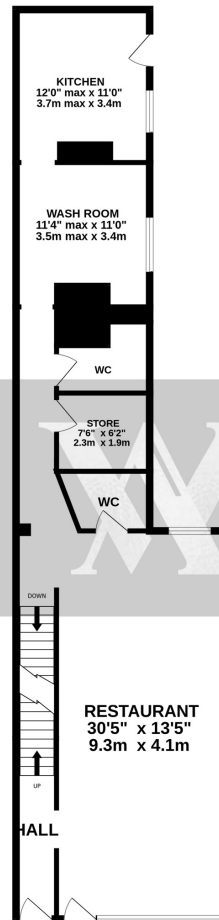
- Retail Unit On The Highly Sought After Wellingborough Rd
- A Beautiful Victorian Property Extending To Approx. 2,700 SQFT Over Four Floors
- Ground Floor And Basement Currently Has A3 Use
- Offers A Variety Of Retail Or Mixed Use Possibilities STPP
- Freehold
- Rear Access With Secure Off Road Parking
- Converted Cellar
- Vacant Possession
- Ideal Investment Opportunity
- A2 Use Approved In 2004 Current A3 Use Approved In 2006



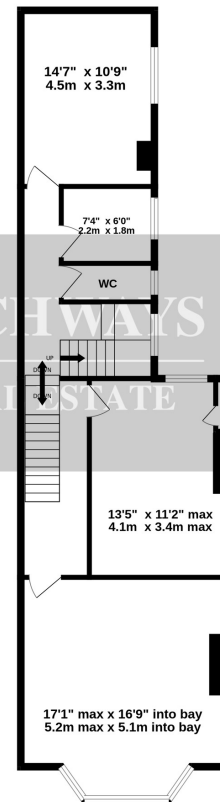
BASEMENT  
557 sq.ft. (51.7 sq.m.) approx.



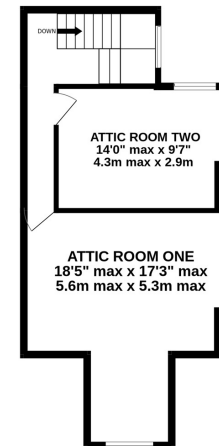
GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



2ND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 2720 sq.ft. (252.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.