



THE ESTATE AGENTS
1977



King Edward Road, Northampton NN1 5LF
£125,000 - Freehold



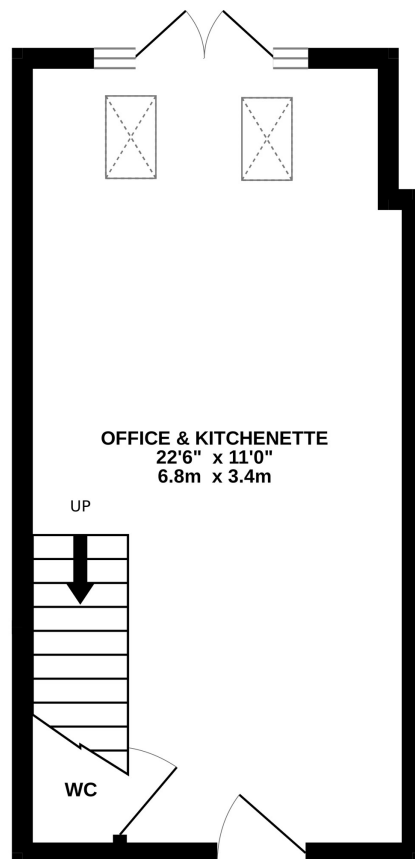
PROPERTY DESCRIPTION

The Estate Agents are pleased to present this rarely available commercial unit in the highly desirable Abington area of Northampton. The property is approximately 448Sqft set over two floors, with a W.C, kitchenette, side access and rear garden. The property was previously an accountants offices, however we feel it would suit a variety of businesses; office/storage/small retail/health and beauty, to name just a few. The property may have potential to convert into residential, however the property is being sold as is and wont be subject to gaining any planning or permissions.

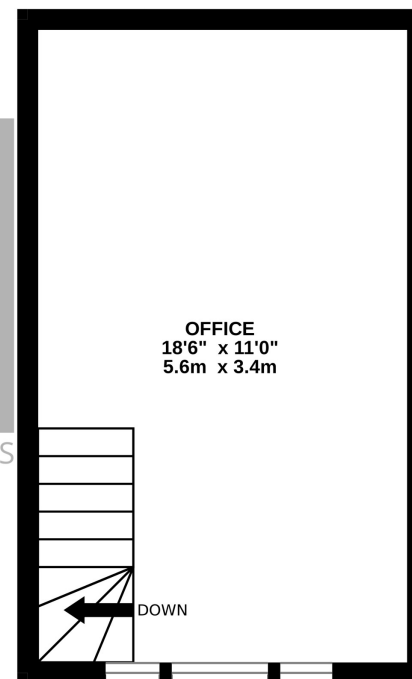
POINTS OF INTEREST

- Commercial Unit
- Set Over Two Floors
- Approx. 448 Sq. Ft
- Would Suite A Variety Of Businesses In Need An Offices/Storage Space
- Potential To Convert Into Residential (STPP)
- Vacant Possession

GROUND FLOOR
245 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 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.
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