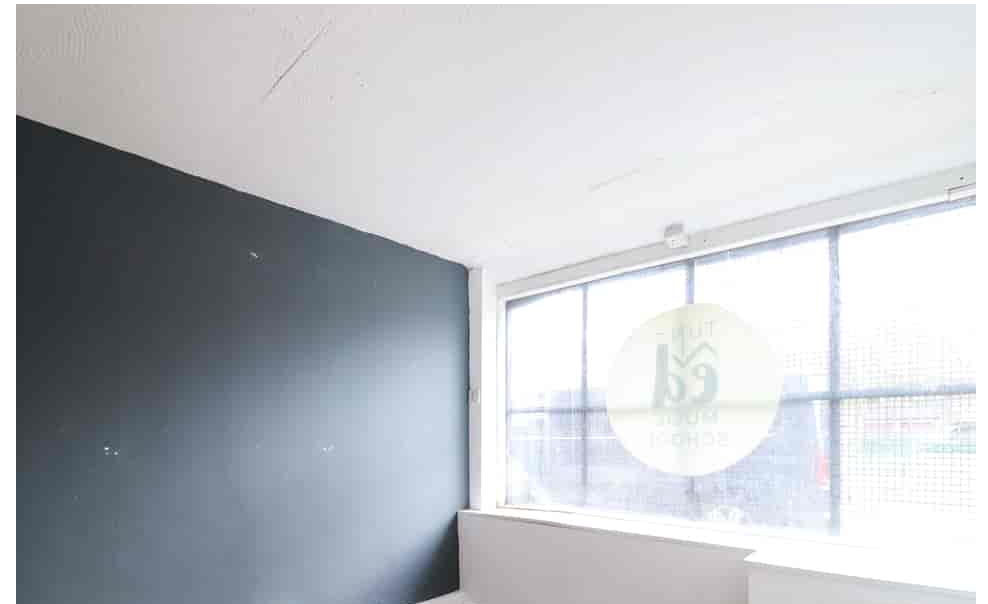




THE ESTATE AGENTS
1977



Kettering Road, Northampton NN1 4AW
Guide Price £325,000 - Freehold



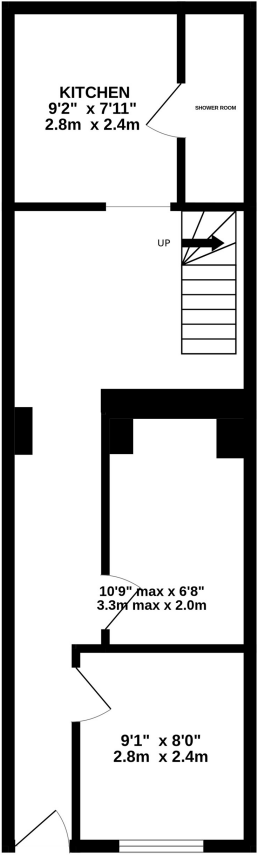
PROPERTY DESCRIPTION

The Estate Agents are pleased to present a rare opportunity to purchase two commercial units on the busy and popular Kettering Rd. The premises briefly comprise; 2 vacant two storey shops, both fronting Kettering Rd. The possibilities and potential for this site are extensive and would suite both investors or an end user. The Kettering Road remains one of the busiest streets in Northampton with a huge amount of footfall and is located close to the town centre and Wellingborough Rd.

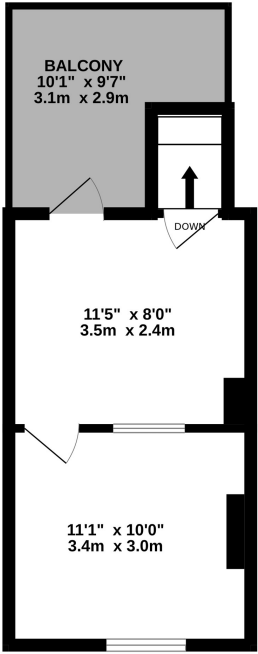
POINTS OF INTEREST

- Two Commercial Units
- Vacant Possession
- Located On A Busy Road With High Footfall
- Freehold
- Approx. 1450 Sq. Ft

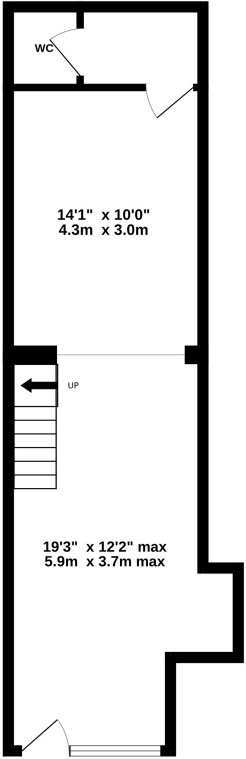
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



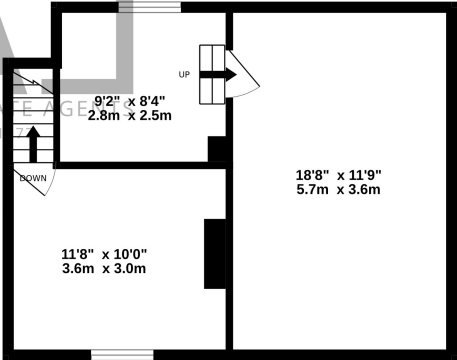
1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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TOTAL FLOOR AREA : 646 sq.ft. (60.1 sq.m.) approx.

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