

01604 60 40 50 www.chowncommercial.co.uk

Chartered Surveyors and Commercial Property Consultants

FOR SALE * OR TO LET

- * Long Leasehold £500,000
- Rent: £40,000 pa exclusive

<u>THE MANOR HOUSE</u> <u>SQUIRES HILL</u> <u>ROTHWELL</u> <u>NN14 6BQ</u>

LOCATION

The property is located in the town centre of Rothwell, 15 miles north of Northampton and 23 miles south of Leicester with access to the major road network via the A6 and the A14.

DESCRIPTION

Standing just to the west of the parish church and opposite a park containing mediaeval fishponds, the Manor House is a mid-18th Century Grade II* listed building with an elegant stone façade incorporating Roman, Doric and Ionic columns.

The premises provide well-fitted, fully carpeted character office space. Each floor has WC and kitchenette. There is a security controlled reception. Heating and cooling is installed in parts of the building. Adjacent to the building is secure parking space for 12 cars within a landscaped garden area. There is a single storey annexe.

ACCOMMODATION

Net lettable office area	4.013 Sa Ft	(372.8 m2)
Annex	314 Sq Ft	
Second floor	400 Sq Ft	
First floor	1,633 Sq Ft	
Ground floor	1,664 Sq Ft	

TERMS

The premises are available on a new lease drawn on internal repairing and insuring terms. Rent £40,000 per annum exclusive. Alternatively, the residue if the Long Leasehold interest may be purchased.



<u>RATES</u>

VOA Website 2010 Assessment Rateable Value £32,500

EPC RATING

An EPC has been commissioned and is available upon request.

SERVICES

Gas, Electricity, Water and Drainage

VAT

VAT will be charged if applicable

LEGAL COSTS

Each party to bear their own legal and surveyor's costs.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the joint agents:

Stephen Chown Chown Commercial Tel: 01604 604050 src@chowncommercial.co.uk Kevin O'Dell Berry's Tel: 01536 213176 kevin.odell@berrys.uk.com



These particulars are issued on the direct understanding that all negotiations are conducted through 0 can be accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves a only for guidance of intending purchasers or lessees, and do not constitute part of, an offer of contract, good faith and are believed to be correct but any intending purchasers or tenants should not rely on th erty is offered subject to contract and it still being available at the time of enquiry and this property whose agents they are, given notice that: (i) the particulars are set out efferences to condition and necessary permissions for use and occupation, and other ions of the fact but must satisfy themselves by inspection or otherwise as to the cor

