



All enquiries Ref: James Paterson

- Freehold four floor mid terrace building requiring modernisation
- Full vacant possession

Location:

The property is situated on Sheep Street between its junctions with Lady's Lane and Church Lane. Public transport links include Northampton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A45 and M1. Shopping amenities can be found locally within Northampton town centre, with an extensive range of shops, bars and restaurants being found in the Grosvenor Shopping Centre and surrounding central streets. Recreational pursuits can be found locally at the open spaces of Becket's Park and The Racecourse.

Description:

Freehold mid terrace building arranged over basement, ground, first, second and third floors requiring modernisation.

Accommodation:

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation. Prospective purchasers must rely on their own enquires in this respect:

Ground Floor/Basement:

The ground floor accommodation is accessed from a customer entrance and lobby area giving access directly into the bar with a rear bar counter and surrounding informal seating. There is a void area with staircase leading down to a dance area at basement level and off the ground floor bar area is a beer cellar and staff WC.

Accommodation (continued):

First Floor:

At first floor level there is a further bar area again with informal seating and void area giving a view of the lower and upper floors from a seating area. There are ladies' and gents' WCs and cloakroom

Second Floor:

At second floor level is the former living accommodation is undergoing current refurbishment and the staircase between the second and third floors has been removed. The third floor is therefore not accessible.

EPC rating: TBC

Potential:

The property may be suitable for a number of uses or conversion subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.