

FOR SALE - FREEHOLD INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL

BECKETT HOUSE, 14 BILLING ROAD, NORTHAMPTON, NN1 5AW



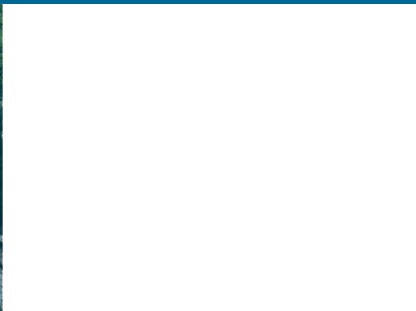
SPENCER HOUSE, 3 SPENCER PARADE, NORTHAMPTON, NN1 5AA



- **TWO ATTRACTIVE PERIOD OFFICE BUILDINGS**
- **TOWN CENTRE LOCATIONS**
- **EXISTING RENTAL INCOME**
- **STRONG ASSET MANAGEMENT OPPORTUNITIES**
- **POTENTIAL REDEVELOPMENT OR CONVERSION POTENTIAL, STP**



SOUTH WIGSTON STATION



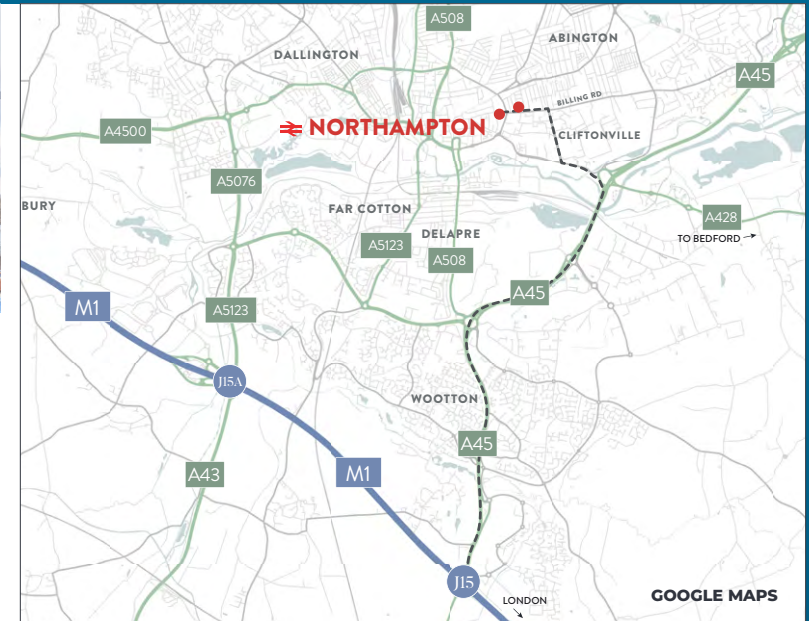
FOSSE SHOPPING PARK



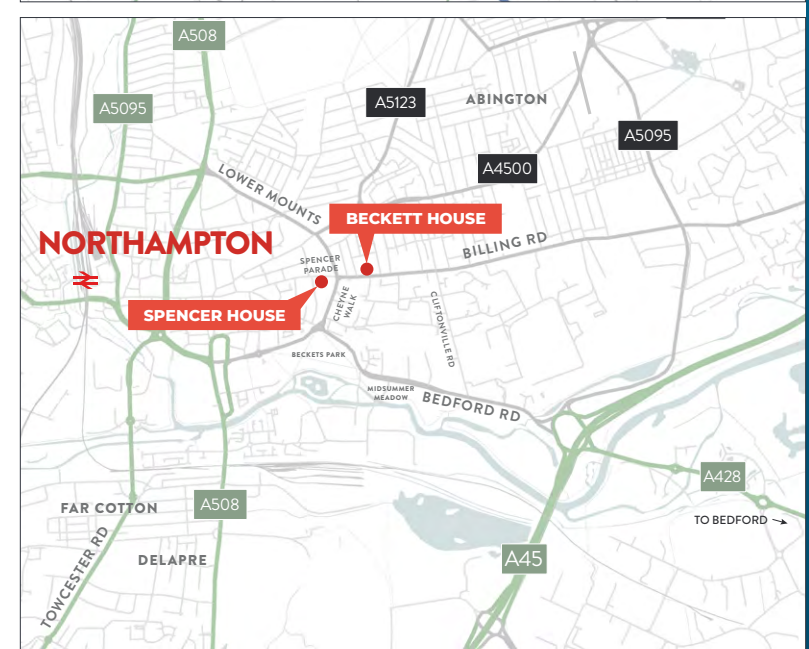
BLABY ROAD PARK



NEARBY TESCO SUPERSTORE



GOOGLE MAPS



LOCATION

Northampton's town centre and Cultural Quarter have a wide range of amenities including restaurants, pubs, a theatre, cinema, high street shops and one of the fastest growing universities in the country. The town has good access to the motorway network with these properties positioned approximately 4 miles from the M1's Junction 15 and 2 miles from Northampton Railway Station which provides fast train services to Central London and Birmingham.

Beckett House is located on Billing Road, one of the arterial routes into the town centre and a popular business location for a range of companies and medical clinics. The property in question is positioned opposite Northampton General Hospital and just a short walk directly into town.

Spencer House is located on Spencer Parade which connects to Billing Road and leads into the Town Centre, the property is positioned opposite St Giles Church, adjacent to the Cultural Quarter and is surrounded by a range of commercial and medical users.



DESCRIPTION

Beckett House is a former three-storey townhouse in the heart of historic Northampton, close to all of the town's amenities. The property is currently operated as a service/managed office centre and is approached via a welcoming reception area, with a beautiful sweeping staircase being the focal point of the ground floor.

Beckett House is a period property, which has been transformed into a modern office venue whilst retaining all of its original period features and charms.

The building comprises a series of private offices and meeting rooms with structured cabling and natural light throughout.

ACCOMMODATION

	Sq Ft	Sq Metres
Ground	1,399.32	130
First	1,222.79	113.6
Second	1,177.58	109.4
Total Area	3,799.69	353

Beckett House also benefits from a secure private car park for 15 spaces (including a disabled parking bay)



DESCRIPTION

Spencer House is an attractive Georgian property in the heart of Northampton's business district on Spencer Parade, a short walk from the main retail amenity and restaurants/bars.

The building is Grade II listed having been built sometime between 1836 and 1841 in a "Tudor" style stucco frontage with battlemented parapet above bracketed cornice.

Spencer House benefits from a wealth of period features with hood moulds over doorways and casement windows, central pointed feature arched battlemented porch and a range of internal features which have been protected by the current owners.

ACCOMMODATION

	Sq Ft	Sq Metres
Basement	205.59	19.1
Ground	1,572.41	146.08
First	778.24	72.3
Total Area	2,556.23	237.48

Spencer House has a small walled garden area, which with additional investment could be an external garden break out space, or amenity space.

OPPORTUNITY

Beckett House and Spencer House are occupied by Office Space in Town who operate the buildings as managed/service offices.

The current desk occupancy at Beckett House is 62.48% comprising 49 tenancies.

The current desk occupancy at Spencer House is 43.48% comprising 20 tenancies.

These properties provide a range of investment or development opportunities including;

- **Current investment income of £75,000 per annum (post costs).**
- **The opportunity to improve the AWAULT through proactive management.**
- **Alternative use or conversion STP.**
- **Additional development at Beckett House STP.**

A current tenancy schedule for both buildings can be made available upon request.



PLANNING

Both properties have permission for office use under Class E with potential for residential development (subject to obtaining correct planning permissions).

TENURE

The buildings are to be sold freehold, subject to contract only.

The land registry titles are:

Beckett House – HN10452

Spencer House – NN52366

PROPOSAL

Offers are invited for the freehold interest of both buildings as a single package.

The sale can be treated as a TOGC (Transfer of Going Concern).

VAT

The buildings are Opted to Tax and VAT will be payable on the purchase price.

EPC

The latest EPC certificates are available on request.

Becket House – EPC G177

Spencer House – EPC E124

ANTI-MONEY LAUNDERING

In accordance with Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request

FLOOR PLANS

Click on the thumbnails below to download.

VIEWING

Strictly by appointment via the sole agents:

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