

**FOR SALE - FREEHOLD INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL**

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



- **ATTRACTIVE PERIOD OFFICE BUILDING**
- **TOWN CENTRE LOCATION**
- **EXISTING RENTAL INCOME**

- **STRONG ASSET MANAGEMENT OPPORTUNITIES**
- **POTENTIAL REDEVELOPMENT OR CONVERSION POTENTIAL, STP**



SOUTH WIGSTON STATION



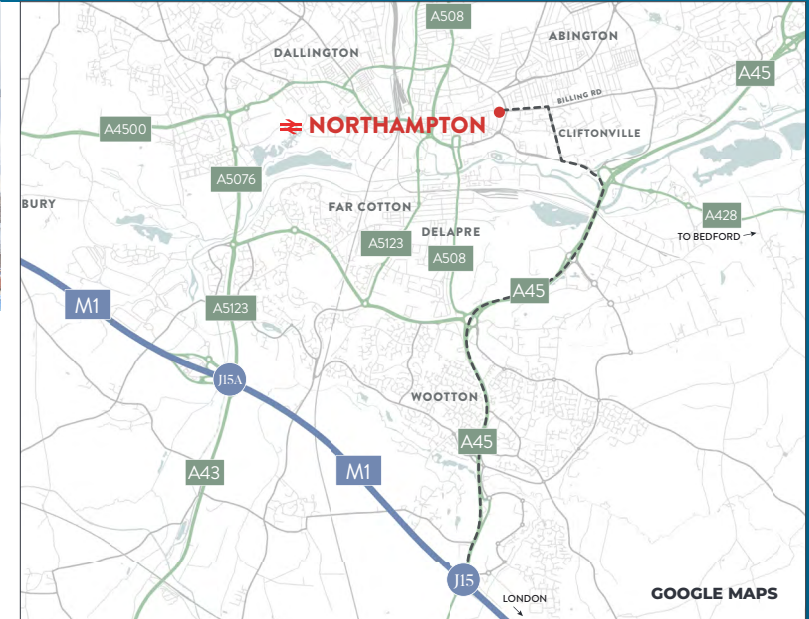
FOSSE SHOPPING PARK



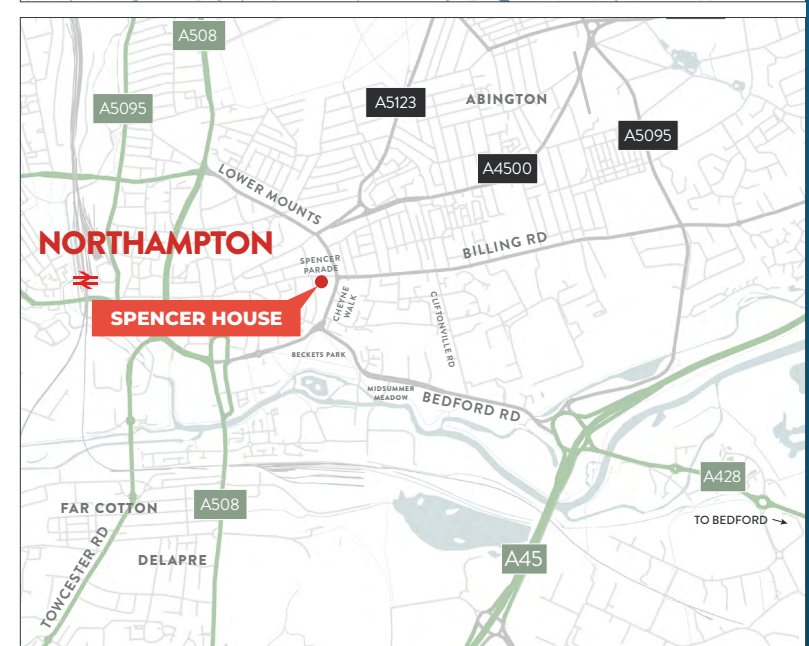
BLABY ROAD PARK



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.

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.



Boundaries are indicative only

## 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
<b>Total Area</b>	<b>2,556.23</b>	<b>237.48</b>

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

## OPPORTUNITY

Spencer House is occupied by Office Space in Town who operate the building as managed/service offices.

The current desk occupancy at Spencer House is 84.44% comprising 15 tenancies.

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

- **Current investment income of £31,500 per annum (post costs).**
- **The opportunity to improve the AWALT through proactive management.**
- **Alternative use or conversion STP.**

A current tenancy schedule can be made available upon request.



## PLANNING

Spencer House has permission for office use under Class E with potential for residential development (subject to obtaining correct planning permissions).

## TENURE

The building is to be sold freehold, subject to contract only.  
The land registry title is:  
Spencer House – NN52366

## PROPOSAL

Offers are invited on a freehold basis.  
The sale can be treated as a TOGC (Transfer of Going Concern).

## VAT

The building is Opted to Tax and VAT will be payable on the purchase price.

## EPC

The latest EPC certificate is available on request.  
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:

**bray  
fox  
smith**

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