

# For Sale

On behalf of NHS Property Services

Former Finedon Health Centre Regent Street  
FINEDON, NORTHAMPTONSHIRE NN9 5NB



- Detached former Health Centre Building
- Prominently situated on a large corner plot
- Well suited to a variety of uses (subject to planning)
- Immediately available on a freehold basis
- The site has a Certificate of Lawful Use or Development (proposed) for Class E Use (without restriction)

Freehold Guide Price £250,000

## Location

The property is situated on Regent Street close to the junction with Dolben Square and Affleck Bridge. The main High Street is situated nearby upon which there are a range of predominantly residential and retail properties.

The town of Finedon forms part of the Borough of Wellingborough and benefits from good road connections to the A45 dual carriageway and also the A14 (M1/A1 link road) which can be accessed via the A6 which runs adjacent to the town. The recently developed Rushden Lakes shopping centre is also situated nearby.

## Accommodation

The premises comprise a detached, single storey building which has up until recently been used as a Health Centre serving the local community of Finedon. The property is of traditional brick construction and stands beneath a flat felted roof.

Internally, the building has been designed and constructed to suit its previous medical use. It provides a combination of both open plan and cellular rooms which provide flexible accommodation well suited to a variety of uses. There is also a reception area adjacent to the main pedestrian entrance together with kitchen and WC facilities. A good level of natural light is provided through windows incorporated within the principal elevations. Heating and lighting are provided throughout.

Externally, the property stands upon a site extending to approximately 0.172 acres (0.07 hectares) with the main access gained from Affleck Bridge. This leads into a tarmac surfaced car park that provides parking for approximately 7 vehicles.

## Areas

	Sq Ft	Sq M
Ground	1,630	151.43
<b>TOTAL</b>	<b>1,630</b>	<b>151.43</b>

## Other Information

In accordance with Money Laundering Regulations, please be aware that any prospective purchaser will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

## Price

Guide Price £250,000

## Terms

The premises are available freehold with vacant possession.

Preference is for unconditional offers, although conditional offers will be considered. It is the policy of NHS Property Services to include an overage or clawback provision as a condition of the sale.

## Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

**Rateable Value:** £4,100

**Rates Payable:** £0

## Legal costs

Each party is to be responsible for their own legal costs.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## EPC

E (110) - a copy is available upon request

## Services

We understand that all mains services including water, gas drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To view and for further details please contact:

### Charles Church - Underwoods

cc@underwoods.co.uk  
Telephone: 01604 404060  
Direct Line: 01604 783004

### Joss Burrows - Underwoods

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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