JACKSON GRUNDY ESTATE AGENTS

www.jacksongrundy.com

Sheaf Street, Daventry, NN11 4AB

£160,000 - Guide Price Maisonette

3 2 1







Google 4.8 ★★★★½ Customer Reviews

Department: Sales

Tenure: Leasehold

Jackson Grundy Estate Agents - Daventry
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555
Email Us daventry@jacksongrundy.co.uk

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Property Summary

For sale via secure sale online bidding – terms and conditions apply.

FOR SALE BY AUCTION – TWO COMMERCIAL SHOP UNITS WITH TWO BEDROOM DUPLEX APARTMENT

Offered for sale by auction is this mixed use investment opportunity, comprising two commercial shop units together with a two bedroom duplex apartment, situated within a town centre location.

The main focus of the opportunity is the two commercial premises, which offer potential for investors seeking to expand or diversify their property portfolio. Acquired alongside the residential accommodation, the units provide scope for multiple income streams and the opportunity to secure a mixed use investment within an established town centre setting.

The accompanying two bedroom duplex apartment is arranged over two floors and is offered in good condition throughout, with tenants in situ. The accommodation briefly comprises fitted kitchen and spacious living room, with two bedrooms, bathroom and separate WC to the first floor. Character features include exposed timber beams.

The sale therefore presents an opportunity to acquire two commercial units alongside residential accommodation in a single purchase, offering an attractive proposition for investors looking for a mixed use, income generating asset.

The property is considered suitable for investors seeking an established, income producing opportunity, with the benefit of acquiring both the residential accommodation and two commercial premises in one purchase.

Additional Information

For further information please contact our office directly on , or alternatively via email on. With regards to viewing subject property, this is to be done strictly by appointment.

Auctioneers Additional Comments

Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Auctioneers Additional Comments

The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and The Auctioneer and will typically be within a range above or below 10% of the Guide Price or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this property is available to view upon request and contains details relevant to the legal documentation, enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.







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Floorplan



Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

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Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
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