

INVESTMENT FOR SALE

TRINITY HOUSE • 41 BILLING ROAD • NORTHAMPTON • NN1 5BA



WELL LOCATED ATTRACTIVE PERIOD BUILDING

3,649 sq ft (339 sq m) approx. | 12 on site car spaces



SAT NAV: NN1 5BA

Location

The property is located at the corner of Billing Road and Alfred Street. Billing Road is one of Northampton's most sought after professional locations and offers easy access to the town centre, the train and bus stations and the motorway system (Junction 15 of the M1 approximately a 10 minute drive away).

Accommodation

From measurements taken on site, we calculate the property provides the following approximate accommodation measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Ground Floor	1,088 sq ft	(101.08 sq m)
First Floor	1,363 sq ft	(126.63 sq m)
Second Floor	967 sq ft	(89.84 sq m)
Basement	231 sq ft	(21.46 sq m)
Overall Total	3,649 sq ft	(339.01 sq m)

There are 12 on site car spaces.



Description

An attractive three storey detached Victorian building of brick construction under a slate roof. The property has been fitted out as a dentist surgery and offers modern, bright accommodation. We understand the tenant spent in excess of £250,000 fitting out the property.

Lease

The property is let to Oasis Dental Care (Central) Ltd (trading as Bupa Dental Care) for a term of 10 years from 25 March 2018 at a rent of £50,000 pax. There is a rent review and tenant's option to determine on 24 March 2023.

Services

We understand that all mains services are connected to the property, however these have not been tested.

VAT

All figures quoted are exclusive of VAT.

EPC

The property has an EPC rating of E119.

Proposal

We are instructed to seek offers over **£775,000** Subject to Contract and exclusive of VAT. A purchase at this level shows a **Net Initial Yield of 6.14%**.

Viewing

For viewing and further information, please contact the sole agents.

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