

# FOR SALE FORMER PETROL STATION

Cattle Market Service Station  
Northampton, NN1 1HL



## Contact

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## Location

Cattle Market Road is part of the inner ring road system around the town centre of Northampton, approx ¼ mile to the north.

Directly opposite is a Morrisons superstore and B&M Bargains.

Adjacent is Kwik Fit and various other roadside users.

Cattle Market Road is characterised by numerous roadside uses including several car hire outlets, trade counters, restaurants etc.

## Description

A former filling station with forecourt shop, office and welfare facilities, this property has been in use as a car and van hire depot for over 20 years. It enjoys unrivaled prominence to both Cattle Market Road and Bridge Street and is suitable for a wide variety of uses or redevelopment (subject to planning and other consents).

There is rear access from Bridge Street and a large yard area to the side and rear suitable for parking.

Valeting bays are provided to the rear with power and water connected.

## Energy Performance Rating

Energy Performance Asset Rating – TBC

## Tenure

Freehold available with vacant possession.

## Terms

Offers invited for the freehold interest.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £8,900.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at

[www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the sole letting agent only.

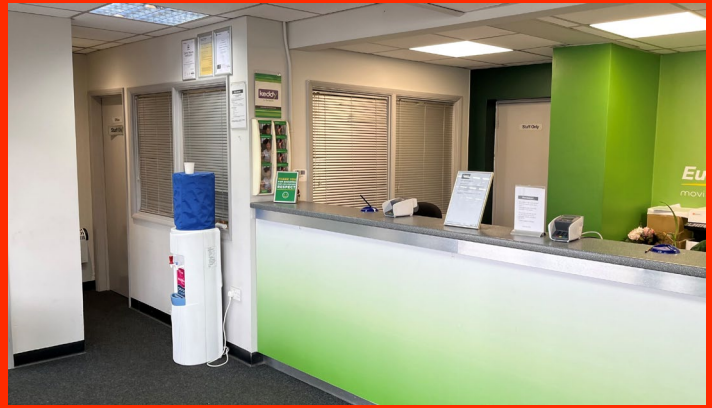
- Located on edge of Northampton Town Centre
- Prominent unit with double frontage
- Suitable for a variety of uses (subject to planning)
- 0.082 ha (0.20 acres)
- Ideal for hand car wash, taxi company, trade counter or reuse as a filling station.



### Accommodation

The property comprise the following approximate floor areas:-

	Sq m	Sq ft
Office/Trade Counter	37.11	406
Staff Facilities	16.11	173
External Store	5.89	63
<b>Total</b>	<b>59.71</b>	<b>642</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.082</b>	<b>0.20</b>



Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Total Site Area

0.082 hectares

**0.20** acres





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