



Bridge Street, Rothwell

"Investment Opportunity"

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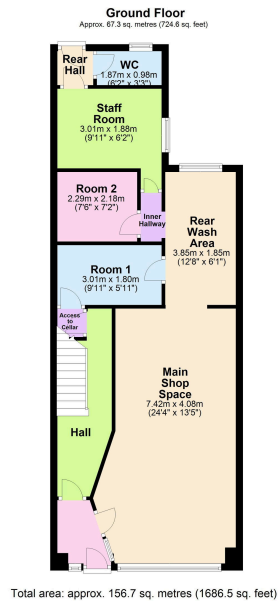


"Investment Opportunity"

This versatile property presents an exceptional investment opportunity, combining a commercial salon with a spacious three-bedroom apartment above. The salon space features a main area with workstations, treatment rooms, and office space, complemented by staff facilities including a kitchen and guest cloakroom. The residential portion offers comfortable living spaces across the upper floors, with a well-appointed kitchen/breakfast room featuring integrated appliances and a breakfast bar. The property benefits from gas central heating and partial UPVC double glazing throughout. The living accommodation includes two double bedrooms on the top floor and a modern bathroom suite. A private courtyard garden provides outdoor space with excellent privacy. Currently generating rental income from both units (£12,000 per annum from the shop and £850 per month from the apartment), this property is being sold with vacant possession, offering flexibility for future use. Viewing is strongly advised.

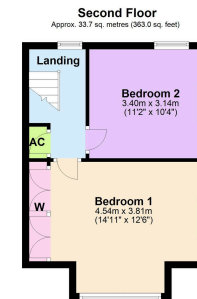
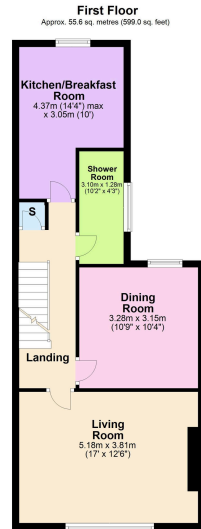
- Salon is fully equipped as a hairdresser complete with additional treatment rooms, staff room, kitchen and WC
- Gas central heating throughout the property
- Partial UPVC double glazing
- Welcoming entrance hallway with separate access points to both salon and apartment, plus useful cellar storage
- Spacious living room featuring an attractive living flame effect gas fire
- Well-equipped kitchen/breakfast room with integrated appliances including double oven and gas hob, ample storage, and breakfast bar
- Two generously-sized double bedrooms positioned on the top floor, offering excellent space and privacy
- Modern shower room featuring low-level WC, storage-integrated wash basin, double-width glass shower enclosure, and heated towel rail
- Private courtyard garden offering a secluded outdoor space with high levels of privacy





Total area: approx. 156.7 sq. metres (1686.5 sq. feet)

- Sold with Vacant possession
- Salon and separate apartment above
- Salon income £12,000 (vacant from Dec 24th)
- Apartment income £850pcm
- Three bedroom apartment over two floors
- EPC RATING NON DOMESTIC: E floors
- COUNCIL TAX: TBC



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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