



LOCAL AMENITIES
The property stands in the heart of Northampton town centre a short walk to Abington Street and the market square and the extensive array of local shopping facilities available close by.

BUSINESS RATEABLE VALUE
10 Gold Street
Current rateable value (1st April 2023 to present) is £21,500

ENERGY PERFORMANCE CERTIFICATES
Flat 1 - Current rating C
Flat 2 - Current rating C
Flat 3 - Current rating C
10 Gold Street - Current rating B



Not to scale. For illustrative purposes only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



10 Gold Street, Northampton, NN1 1RS



For Auction - Guide £600,000 to £650,000

FOR SALE BY AUCTION ON WEDNESDAY 24TH SEPTEMBER 2025 COMMENCING AT 11AM - SALE VIA A LIVE STREAMED AUCTION
GUIDE PRICE £600,000 to £650,000

A substantial mixed-use property comprising a ground-floor commercial unit and three self-contained apartments above, each with private access. The property currently produces a gross income of £63,000 per annum, with an estimated rental potential in excess of £72,000 per annum. The ground floor commercial unit has been newly let at £36,000 per annum, while the upper floors provide two spacious three-bedroom apartments on the first and second floors, together with a one-bedroom penthouse on the top floor. This property represents an excellent investment opportunity with a current yield of around 10% and further scope for rental growth.

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ACCOMMODATION

GROUND FLOOR COMMERCIAL UNIT

A newly let restaurant achieving £36,000 per annum, extending to approximately 3,228 square feet. The property has undertaken a new lease commencing on the 20th July 2025 for a term of 7 years, with a 3-year mutual break clause.



LOWER GROUND FLOOR COMMERCIAL UNIT

On the lower ground floor, there are refurbished kitchens and store rooms, including a beer cellar and WC facilities. To the rear is a hoist leading College Street.



LOCATION

A prominent town centre location, close to major attractions such as McDonald's and Michael Jones Jewellers. There are very good local transport links and access to Northampton Train station within a 5 minute walk.

COMMUNAL ENTRANCE HALL

35'10 x 5'05

Stairs rising from the ground floor front door, accessed via an entry phone system. The communal hallway has a door leading to stairs down to a rear entrance. There are windows to the side and a door leading to the communal garden. Stairs rise to the second and third floors.

APARTMENT ONE

Let on an Assured Shorthold Tenancy generating £1,100 per calendar month.

KITCHEN/LOUNGE/DINER

19'03 x 13'09

An open plan space with windows to the rear elevation, there is space for a sofa and dining suite with TV and telephone points connected. There are doors to the hallway.



KITCHEN AREA

Fitted with a range of floor and wall mounted storage cabinets with space for appliances.

HALL

16'11 x 3'06

With doors leading through to:-

BEDROOM ONE

14'09 x 10'05

With windows to the front elevation and space for a king-sized bed.



BEDROOM TWO

15'06 x 9'02

With windows to the rear elevation and space for a double bed.

BEDROOM THREE

10'09 x 8'01

With windows to the front elevation.

BATHROOM

10'09 x 8'06

Suite comprising of bath with shower over, WC and wash hand basin with windows to the front elevation.

SECOND FLOOR

APARTMENT TWO

Let on a rolling periodic Assured Shorthold Tenancy generating £750 per calendar month with the potential return reaching £1,100 per calendar month.

ENTRANCE HALL

18'09 x 3'10 and 9'06 x 4'03

Enter via a solid wood front door there are doors leading through to:-

BEDROOM ONE

15'01 x 11'03

With windows to the front elevation, with space for a king-sized bed



BEDROOM TWO

14'01 x 15'01

With windows to the front elevation and space for a king-sized bed.

BEDROOM THREE

10'09 x 9'02

With windows to the front elevation.

KITCHEN AREA

16'0 x 10'06

Fitted with a range of floor and wall mounted storage cabinets with integrated appliances and space for further appliances.



BATHROOM

10'06 x 9'01

Suite comprising of corner bath with shower over, WC and wash hand basin.

THIRD FLOOR

APARTMENT THREE

Let on an Assured Shorthold Tenancy generating £400 per calendar month. This property has a potential return of £700 to £800 per calendar month.

ENTRANCE HALL

28'11 x 3'03

Access from a door leading from the communal entrance hall and there are doors leading through to:-

KITCHEN/LOUNGE/DINER

28'09 x 10'11

With a windows and door leading to the roof top balcony this room is open plan and fitted with TV and telephone sockets.



KITCHEN AREA

Fitted with a range of floor and wall mounted storage cabinets, breakfast bar fitted and space for appliances.

BEDROOM

13'09 x 9'08

With Velux windows to the rear elevation there is space for a double bed.



BATHROOM

9'09 x 7'01

Suite comprising of corner bath with shower over, WC and wash hand basin with a Velux window to the rear elevation.

UTILITY ROOM

10'02 x 7'05

Suitable for various storage and access to the eaves and there is a combination boiler fitted.

OUTSIDE

A communal garden is laid to decking. There is rear access via a staircase with doors leading onto College Street. This also gives access to the cellars of the commercial unit.

VAT

The figure quote is exclusive of VAT and this property qualifies for VAT. For further information please see the legal pack.

SERVICIES

Main Gas, water, electric, none of these have been tested. Please refer to the Legal Pack

COUNCIL TAX

West Northamptonshire Council
Flat 1, 2 and 3 - Band A

For further information on viewing call 01604 259773