



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 RATE 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 TBC

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £9,600 (£8,000 plus VAT).

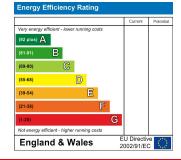


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10 Gold Street, Northampton, NN1 1RS



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 3vear 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.



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

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.

ENTRANCE HALL

With doors leading through to:

KITCHEN/LOUNGE/DINER

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

BEDROOM ONE

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



REDROOM TWO

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

BEDROOM THREE

With windows to the front elevation.

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

SECOND FLOOR

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

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

BEDROOM ONE

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



BEDROOM TWO

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

BEDROOM THREE

With windows to the front elevation.

KITCHEN AREA

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



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

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

KITCHEN/LOUNGE/DINER

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



KITCHEN AREA

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

BEDROOM

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



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

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

College Street. This also gives access to the cellars of the commercial unit.

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

see the legal pack.

SERVCIES 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