



**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 TBC

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**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).



# 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.

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

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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.

### ENTRANCE HALL

16'11 x 3'06

With doors leading through to:-

### 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.

### 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