



HARWOODS

Chartered Surveyors & Estate Agents

2 STOREY OFFICE/RETAIL UNIT IN A PROMINENT POSITION

NIA 92.91 sq m (1000 sq ft) approx



**15 SILVER STREET
WELLINGBOROUGH
NORTHANTS
NN8 1BQ**

TO LET – NEW LEASE - £10,350 per annum exclusive

This 2 storey office/retail premises stands in a prominent position on the corner of Oxford Street & Silver Street in a secondary location of Wellingborough town centre. The property benefits from large useful frontage, fluorescent lighting, suspended ceilings and carpets. To the first floor some original features are in place along with laminate floor and lighting. Ideal for many types of small business operations. Retailers close by include AO Copy, Ladbrokes Bookmakers, the Redwell and The Old England Public Houses, Prospect Services, Rowletts & Button Boutique.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:Ground Floor:

Sales/Office Area: 41.62 sq m (448 sq ft)
 Rear Kitchen/Storage: 8.75 sq m (94 sq ft)

First floor:

Open Plan Office: 42.54 sq m (458 sq ft)

TOTAL: 92.91 SQ M (1000 SQ FT)

THE PROPERTY:Ground Floor:

Open Plan Sales/Office Area with good sized frontage,
 Understairs Cupboard/Storage, Rear Kitchen/Storage
 Area, Access to Basement.

First Floor:

Open Plan Office Area, Cloakroom/wc, Storage
 Cupboard.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£10,350 per annum exclusive paid quarterly in advance
 by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

SERVICES:

We understand that mains water, electricity and
 drainage are connected to the property.

Please note that Harwoods have not tested any
 appliances, services or systems and therefore offer no
 warranty. Interested parties to satisfy themselves about
 the services, system or appliances.

BUSINESS RATES:

From information supplied from the Local Authority
 and the VOA web site the rateable value of the premises
 is £6800. You will have to make your own enquiries
 with regard to rates payable.

LEGAL FEES:

Ingoing Tenant to make a contribution of £500 towards
 Landlords reasonable legal costs in respect of this new
 Lease.

ENERGY PERFORMANCE ASSET RATING:

G - 172



667/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.