



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE RETAIL LOCK-UP SHOP UNIT

NIA 59.75 sq m (643 sq ft) approx



**5 HAMBLIN COURT  
RUSHDEN  
NORTHANTS  
NN10 0RU**

**TO LET – NEW LEASE - £7250 per annum exclusive**

Situated in an attractive courtyard area accessed from the High Street of Rushden, the property benefits from good sized frontage with timber framed bay window and double timber access door with single glazed glass panels. The property has open plan ground floor sales area with kitchen and wc to the rear of the property. The property benefits from suspended ceilings, fluorescent lighting, carpets and alarm system. Ideal for many types of small business retail operations.

Rushden has a population of approximately 32,000 with a wider catchment area from the surrounding villages.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

**Tel: (01933) 441464**

email: [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

Retail Sales Area:	54.07 sq m	(582 sq ft)
Kitchen Area:	5.68 sq m	(61 sq ft)
<b>TOTAL:</b>	<b>59.75 SQ M</b>	<b>(643 SQ FT)</b>

**THE PROPERTY:**Ground Floor Only:

Open Plan Retail Sales Area, Rear Small Staff Kitchen, Cloakroom/wc.

Outside:

The property is accessed via pedestrian walkway from Rushden High Street.

**LEASE:**

New Lease on internal repairing and insuring basis.

**TERM:**

Negotiable terms available with a minimum of 3 years.

**RENT:**

£7250 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:**

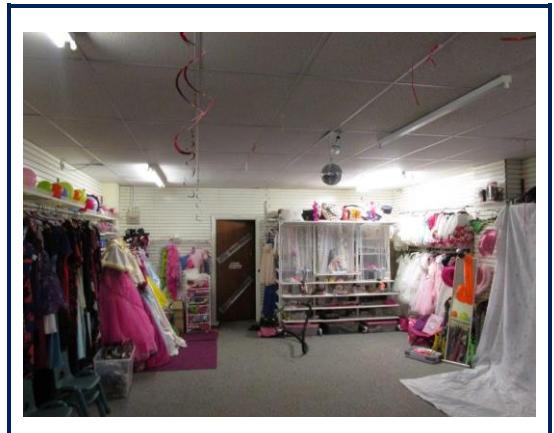
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £4900. You will have to make your own enquiries with regard to rates payable, however this does fall within the small business rate relief zone.

**LEGAL FEES:**

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

**ENERGY PERFORMANCE ASSET RATING:**

Awaited



672/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods AssocRICS – Tel: 01933-441464**  
**or e-mail [com@harwoodsproperty.co.uk](mailto: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.