



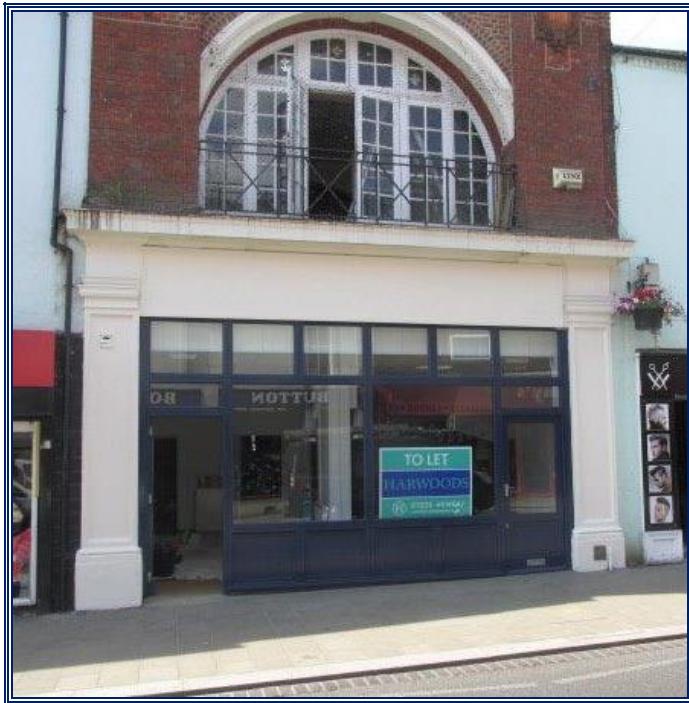
HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE RETAIL PREMISES WITH A5 HOT FOOD TAKEAWAY PLANNING PERMISSION

NIA – Retail Area – 69.57 sq m (749 sq ft) approx

Basement Storage – 26.2 sq m (288 sq ft) approx



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

TO LET - NEW LEASE - £12,500 per annum exclusive

This recently renovated town centre lock-up shop is located in a prominent position on Silver Street in Wellingborough. The property benefits from suspended ceiling incorporating fluorescent lighting, new laminate flooring, modern electrics and basement storage. The property is double fronted with a large retail sales area and is ideal for many types of small business of hot food retail operation.

Wellingborough has a population of 72,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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

NET INTERNAL AREAS:

Ground Floor Only:

Retail Sales Area: 69.57 sq m (749 sq ft)
Basement Storage: 26.72 sq m (288 sq ft)

TOTAL: **96.29 SQ M (1036 SQ FT)**

THE PROPERTY:

Ground Floor:

L-Shaped Retail Sales Area incorporating extractor fan hood, wash hand basin and preparation area. Access to Cloakroom/wc and Basement Storage Access as well as Rear Storage Area.

Basement:

Split into 2 rooms for storage.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms available for a minimum of 3 years.

RENT:

£12,500 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.

PREMIUM:

None.

SERVICES:

We understand that mains water, electricity, gas 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 £7900. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Tenants to pay a contribution towards Landlords legal reasonable costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

To be re-assessed.



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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.