



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE RETAIL LOCK-UP SHOP

NIA 87.97 sq m (947 sq ft) approx



**10 HORSEMARKET
KETTERING
NORTHANTS
NN16 0DQ**

TO LET – NEW LEASE - £10,750 per annum exclusive

This lock-up retail premises occupies a corner position in Horsemarket which is close to the main town centre. The property benefits from reverse frontage, security shutters, suspended ceiling, fluorescent lighting, good sized retail sales area and parking to the rear of the property. Due to the location being opposite the main town centre bus stop, the property benefits from a good pedestrian flow and visibility from vehicular traffic. Local businesses include Walsh's Hair & Beauty, Chris George the Estate Agent and Hunters Estate Agents.

Kettering has a population of approximately 100,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:

Ground Floor:

Main Retail Area: 74.80 sq m (805 sq ft)

Rear Office: 9.01 sq m (97 sq ft)

Rear Storage Area: 4.16 sq m (45 sq ft)

TOTAL: 87.97 SQ M (947 SQ FT)

THE PROPERTY:

Ground Floor:

Open Plan Retail Sales Area, Rear Office, Storage Area, 2 Cloakrooms.

Outside:

Parking for 2 vehicles in the private car parking area.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£10,750 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 £10,500. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

Awaited.

681/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.