



# HARWOODS

Chartered Surveyors & Estate Agents

## LOCK-UP SHOP UNIT

NIA 38.79 sq m (419 sq ft) approx



**45 HIGH STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 4HL**

**TO LET – NEW LEASE - £8250 per annum exclusive**

A ground floor lock-up shop unit with modern aluminium framed frontage located in a prominent position to the north of Wellingborough town centre opposite the junction between Oxford Street and High Street with excellent passing trade. The property consists of an L-shaped sales area with wooden floorboards, spot lights, alarm system, electric door heater and security shutters. There are toilet facilities and basement storage in addition.

The property benefits from A1 Retail Use.

Wellingborough has an estimated population of 76,000 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:**

**38.79 sq m (419 sq ft)**

**THE PROPERTY:**

Main L-Shaped Sales Area  
Corner Property with 2 frontage Windows  
Cloakroom/wc  
Basement Storage Area

**LEASE:**

New Lease on internal repairing and insuring basis.

**TERM:**

Negotiable terms with a minimum of 3 years available.

**RENT:**

£8250 per annum exclusive paid quarterly in advance by standing order.

**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 retail premises is £6300. You will have to make your own enquiries with regard to rates payable.

This property due to its rateable value, should be subject to small business relief and application to the Local Authority should be made.

**LEGAL FEES:**

Each party to cover their own legal costs in respect of this new Lease.

**NB:** Applicant to lodge a £1000 non-refundable deposit towards Landlord's abortive legal costs should the deal not go through. Upon completion this money will be put towards the rent payment, therefore each party will pay their own legal costs.

**ENERGY PERFORMANCE ASSET RATING:**

*Awaiting Certificate*

583/DJW

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