



HARWOODS

Chartered Surveyors & Estate Agents

**LIGHT INDUSTRIAL PREMISES
WITH RETAIL FRONTAGE & FIRST FLOOR OFFICES**

GIA 204.49 sq m (2201 sq ft) approx



**2A ST JOHNS STREET
WELLINGBOROUGH
NORTHANTS
NN8 4LG**

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

Situated in a prominent position fronting St Johns Street close to the junction of High Street in the northern part of Wellingborough town. The property has good frontage with 2 storey retail office premises of stone construction with pitched roof over, and garage to the right hand side. Good sized light industrial workspace to the rear being L-shaped of block construction, with metal profile clad sheet roofing. The property benefits from UPVC double glazed units to the first floor offices, timber framed single glazed units to the shop front and ground floor. Doors are timber framed and panelled with double doors to the garage. The property also has fluorescent lighting, solid flooring to the workshop, cloakroom/wc, carpets and electric heating.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Retail Area: 42.01 sq m (452 sq ft)
Garage/Storage Space: 26.96 sq m (290 sq ft)
L-Shaped Workshop Area: 97.07 sq m (1045 sq ft)
First Floor Offices: 38.45 sq m (414 sq ft)

TOTAL GIA: 204.49 SQ M (2201 SQ FT)

THE PROPERTY:

Ground Floor:

2 x Retail Sales Area, Garage, Storage Area, Rear L-Shaped Workshop Area.

First Floor:

Open Plan Offices, Cloakroom/wc.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum term available of 3 years.

RENT:

£12,500 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 premises is £6500. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

G-340



652/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.