



HARWOODS

Chartered Surveyors & Estate Agents

2 STOREY SELF CONTAINED OFFICES IN WELLINGBOROUGH TOWN CENTRE

NIA 139.89 sq m (1506 sq ft) approx



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

TO LET – NEW LEASE - £12,250 per annum exclusive

Self-contained 2 storey offices situated in the centre of Wellingborough town. The property is carpeted throughout with fluorescent lighting and gas central heating system and benefits from excellent frontage for advertising. This period stone property is presented in good order and has many of the original features evident throughout.

The offices are situated in Silver Street in Wellingborough which is part of the main thoroughfare through the town. Nearby businesses include Morrison Supermarket, Brides of Wellingborough and Harwoods Chartered Surveyors & Estate Agents.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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

NET INTERNAL AREAS:

Ground Floor: 58.43 sq m (629 sq ft)
First Floor: 81.46 sq m (877 sq ft)

TOTAL: 139.89 SQ M (1506 SQ FT)

THE PROPERTY:Ground Floor:

Main Sales Area
2 Offices to the Rear
Disabled wc
Cloakroom/wc.
Access to:-

First Floor:

3 Large Offices
Balcony

Basement:-

Useful for storage purposes only.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Flexible terms, preferably 3 or more years.

RENT REVIEWS:

Every third year upwards only.

RENT:

£12,250 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, gas and drainage are connected to the property.

Central heating is via gas fired radiator system.

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 £9400. 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.

ENERGY EFFICIENCY RATING:

G - 163



587/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Andrew Woods FRICS or Duncan Woods – 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.