



HARWOODS

Chartered Surveyors & Estate Agents

LOCK-UP RETAIL SHOP UNIT

NIA 30.78 sq m (331 sq ft) approx



**14A CAMBRIDGE STREET
WELLINGBOROUGH
NORTHANTS
NN8 1DJ**

TO LET – NEW LEASE - £6250 per annum exclusive

This mid-terraced lock-up retail shop unit is situated in Cambridge Street which is a secondary shopping location in Wellingborough town centre. The property benefits from good sized timber frontage, fluorescent lighting, tiled flooring and good sized retail sales area with a rear kitchen. There is a cloakroom/wc to the rear courtyard with additional storage space available.

Wellingborough has a population of approximately 72,000 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:

Main Retail Sales Area
(including Open Plan Rear Kitchen Area):

TOTAL: 30.78 SQ M (331 SQ FT)

THE PROPERTY:

Access from Cambridge Street to:-
Main Retail Sales Area, Step up to Rear Retail Sales Area incorporating Open Plan Kitchen.

Outside – Rear open courtyard with storage shed and wc.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£6250 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 £3600. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing Tenant to pay £250 towards Landlords reasonable legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

Awaited



660/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.