



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP SHOP UNIT

NIA 54.81 sq m (190 sq ft) approx



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

**TO LET – NEW LEASE - £10,250 per annum exclusive**

This town centre lock-up retail shop unit is situated in a prominent position on Silver Street which is one of the main arterial roads of Wellingborough. The property benefits from a recently refurbished new frontage as well as internal improvements currently being undertaken which includes fluorescent lighting, carpets, suspended ceilings and a good sized retail space.

Use of the premises is for retail which falls within Class A1 of the Use Classes Order 1987.

Wellingborough has a population of approximately 72,000 with a wider catchment area from the surrounding villages.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREAS:**

Retail Sales Area: 37.27 sq m (101 sq ft)  
Rear Storage Area:: 17.54 sq m (189 sq ft)

**TOTAL: 54.81 SQ M (590 SQ FT)**

**THE PROPERTY:**

Ground Floor Only:

Retail Sales Area, Rear Store Room, Rear Kitchen Area, Cloakroom/wc.

**LEASE:**

New Lease on internal repairing and insuring basis.

**TERM:**

Lease available for a minimum of 3 years.

**RENT:**

£10,250 per annum exclusive paid quarterly in advance by standing order.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

**RENT REVIEWS:**

At the end of each third year upwards only to open market value.

**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:**

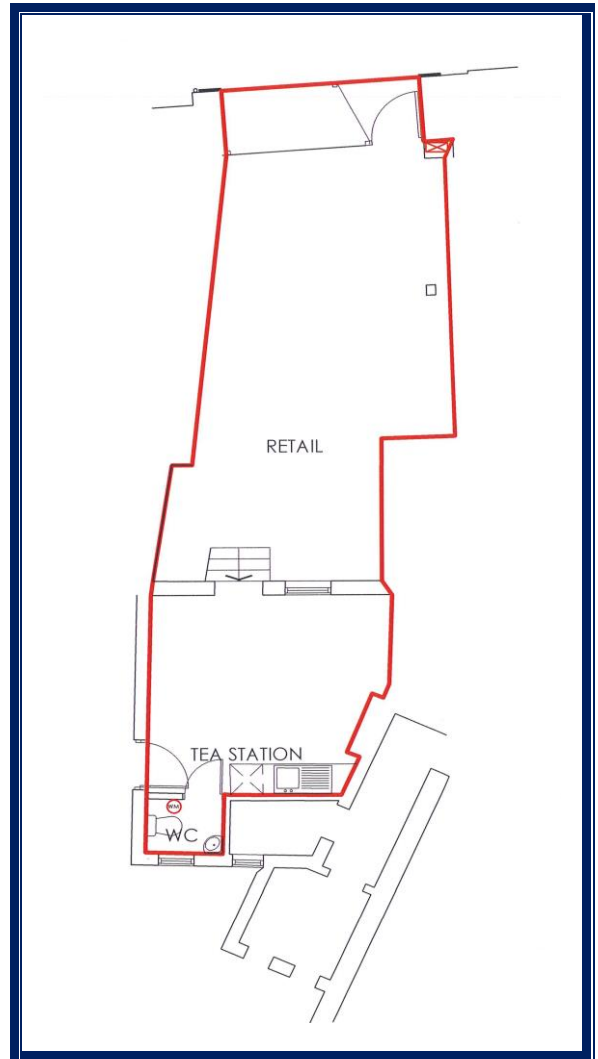
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £5000. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Ingoing Tenant to make a contribution of £500 towards Landlords legal costs in respect of this new Lease.

**ENERGY PERFORMANCE ASSET RATING:**

C-75



*Refurbishment of the property will be completed in September 2017*

664/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods AssocRICS – Tel: 01933-441464  
or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

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**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.