



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE RETAIL SHOP UNIT

NIA 182.9 sq m (1969 sq ft) approx



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

TO LET – NEW LEASE - £22,500 per annum exclusive

This town centre retail shop unit is set over 2 storeys and located in a prominent position on Silver Street which is the main thoroughfare through the town. The property benefits from large double fronted display units as well as large advertising return on the side access way. Internally the shop has suspended ceilings with spotlights and fluorescent lighting as well as carpets and laminate flooring, ceiling mounted convactor heating, and air conditioning units. First floor is carpeted with partitioned offices and storage areas benefiting from air conditioning units, convactor heaters, fluorescent lighting and kitchen area.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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

NET INTERNAL AREAS:

Ground Floor: 97.52 sq m (1050 sq ft) approx
 First Floor: 85.38 sq m (919 sq ft) approx

TOTAL: 182.90 SQ M (1969 SQ FT) APPROX

THE PROPERTY:Ground Floor:

Main Retail Sales Area, Rear Cloakroom/wc.

First Floor:

Open Plan Storage Area with 2 Offices, Kitchen.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available preferably with a minimum of 3 years.

RENT:

£22,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

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:

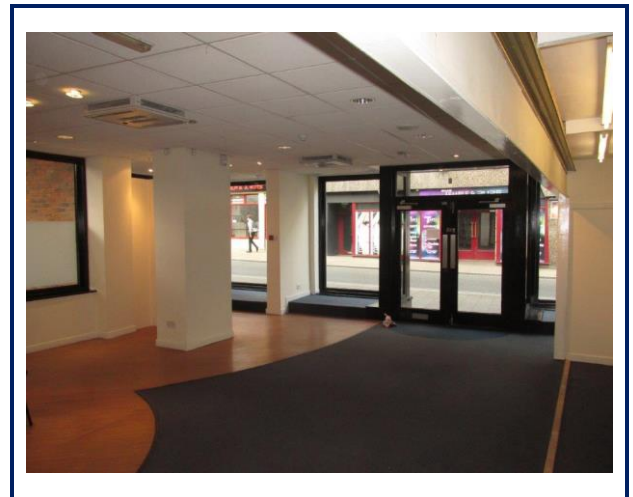
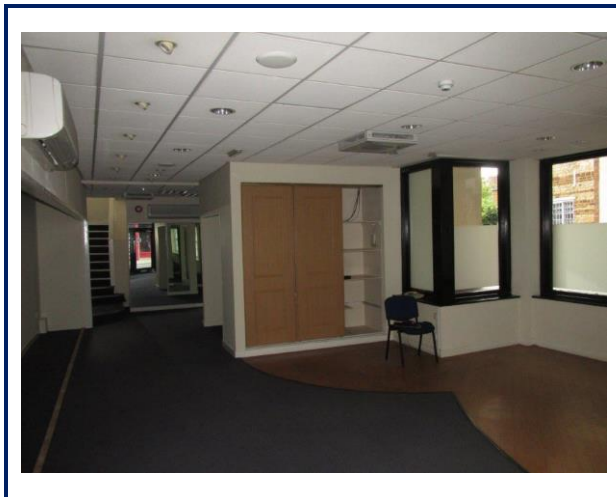
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £18,000. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

Awaited.



665/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.