



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP SHOP UNIT

NIA 86.98 sq m (936 sq ft) approx



**5 CHURCH WAY  
WELLINGBOROUGH  
NORTHANTS  
NN8 4HJ**

**PRICE REDUCED TO:-**

**FOR SALE – FREEHOLD £87,500 Subject to Contract**

The property is located in Church Way which is a pedestrian throughway from High Street to Orient Way in Wellingborough town centre. The property itself is of solid brick construction with modern shop fronts, double fronted and flying freehold over to the front of the premises. To the rear there is a storage area with single pitched roof and metal profile sheet cladding covering, with walls being brick and blockwork with solid concrete floor. The property provides good retail space to the front and storage space to the rear with a modern shop front fit-out, air conditioning, carpets and security shutters. To the rear 3 metre eaves providing excellent storage space.

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

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

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**NET INTERNAL AREAS:**

Retail Shop:	38.65 sq m	(416 sq ft)
Rear Store:	48.33 sq m	(520 sq ft)
<b>TOTAL:</b>	<b>86.98 SQ M</b>	<b>(936 SQ FT)</b>

**THE PROPERTY:**

Retail Shop fronting on to Church Way.  
 Rear Storage Area, Cloakroom/wc.  
 Access to the Rear. Pedestrian access on to Church Street.

**FOR SALE:**

£87,500 Freehold and Subject to Contract. Can be offered with vacant possession or as an investment with Tenant occupied.

**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:**

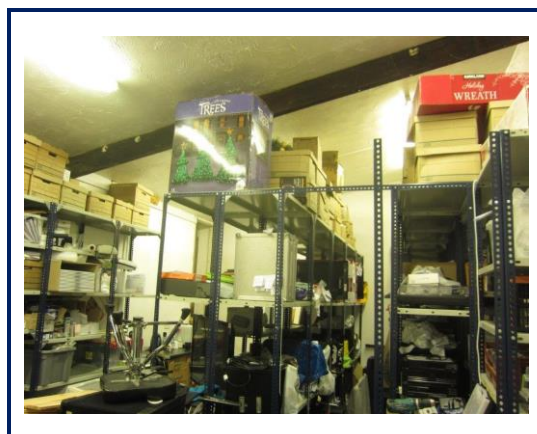
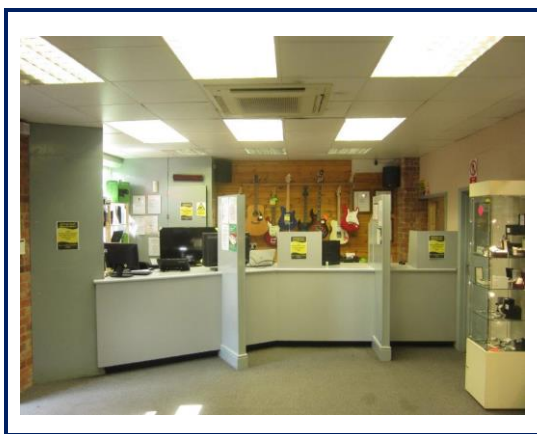
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £8100. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

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

**ENERGY PERFORMANCE ASSET RATING:**

*Awaited.*



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**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)**

**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.