



# HARWOODS

Chartered Surveyors & Estate Agents

## INVESTMENT OPPORTUNITY

### LARGE RETAIL SHOP UNIT WITH FLAT ABOVE

NIA of Shop – 194.74 sq m (2096 sq ft) approx

NIA of Flat – 42.82 sq m (461 sq ft) approx



**51 MIDLAND ROAD  
WELLINGBOROUGH  
NN8 1HF**

**INVESTMENT FOR SALE – Offers in the region of £300,000**

Situated in a prominent position on Midland Road this large retail shop with flat above has excellent frontage with security shutters on a very busy street with excellent passing trade. The shop itself has tiled floors, air conditioning units, alarm system, security cameras, 3-phase electricity, fluorescent lighting and suspended ceilings. There are also additional stock rooms and office space in the extension to the rear and side.

The first floor flat has its own separate entrance and comprises 2 bedrooms, bathroom and lounge/kitchen open plan area. It has its own separate power and water supply. The flat is fitted out with wooden flooring, electric storage heaters and double glazed windows throughout.

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

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**NET INTERNAL AREAS:**Retail Area (Split Level):

Lower Level:	62.96 sq m	(677 sq ft)
Upper Level:	83.78 sq m	(902 sq ft)
Office/Kitchen Space:	11.40 sq m	(123 sq ft)
Storage Areas:	36.60 sq m	(394 sq ft)

**TOTAL: 194.74 SQ M (2096 SQ FT)**

**FLAT: 42.82 SQ M (461 SQ FT)**

**THE PROPERTY:**Ground Floor:

Retail Area  
Security Roller Shutter to the Front  
2 Stock Rooms with Refrigerated Sections  
Kitchen  
Utility Room  
Rear Office  
Cloakroom/wc  
Disabled Cloakroom/wc

First Floor Flat:

Lounge/Kitchen  
2 Bedrooms  
Bathroom/wc

**FOR SALE:**

Investment Property - £300,000 Subject to Contract.

**LEASE:**

Tenant – Lease on full repairing and insuring basis for 15 years from 6 February 2014.

**RENT:**

Shop & Flat - combined rent of £23,000 per annum exclusive paid quarterly in advance by standing order. Lease within the Landlord & Tenant Act 1954.

**RENT REVIEWS:**

2016 and every 3<sup>rd</sup> anniversary thereafter.

**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 £15,250. You will have to make your own enquiries with regard to rates payable and also the Council Tax Band and charge.

**LEGAL FEES:**

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

**ENERGY PERFORMANCE ASSET RATING:**

C – 74

572/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](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.