



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP RETAIL SHOP UNIT

NIA 74.19 sq m (799 sq ft) approx



**44 CAMBRIDGE STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1DW**

**TO LET – NEW LEASE - £13,500 per annum exclusive**

This town centre retail lock-up shop is located in a prominent position on the corner of Cambridge Street and Market Street in Wellingborough. The property benefits from a double frontage and reverse frontage, modern aluminium framed shop front, LED lighting throughout, carpet tile flooring, large sales retail area with rear kitchen, storage area and cloakroom/wc. The premises would suit many types of small business use.

Wellingborough has a population of 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:**Ground Floor:

Retail Sales Area: 74.19 sq m (799 sq ft)

**TOTAL: 74.19 SQ M (799 SQ FT)**

**THE PROPERTY:**Ground Floor only:

Large Retail Sales Area with excellent frontage, Rear Kitchen, Additional Storage with Access as well as Cloakroom/wc.

**LEASE:**

New Lease on internal repairing and insuring basis.

**TERM:**

Negotiable terms available for a minimum of 3 years.

**RENT:**

£13,500 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.

**PREMIUM:**

None.

**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 £11,750. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

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

**ENERGY PERFORMANCE ASSET RATING:**

D-82

690/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)**

**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.