



HARWOODS

Chartered Surveyors & Estate Agents

DOUBLE FRONTED LOCK-UP SHOP UNIT

NIA 76.51 sq m (824 sq ft) approx



**61A NORTHAMPTON ROAD
WELLINGBOROUGH
NORTHANTS
NN8 3LS**

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

Situated in a residential area to the west of Wellingborough town centre this double fronted retail lock-up shop unit benefits from 2 good sized retail sales areas, double fronted UPVC framed frontages, fluorescent lighting, alarm system, cloakroom/wc and kitchen area. Flooring is of solid construction with timber parquet covering and ceramic tile covering. (Gas is included in the rent)

This is an attractive shop unit which will be suitable for many types of small business operations.

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 only:

Retail Sales Area 1: 35.48 sq m (382 sq ft)

Retail Sales Area 2: 38.00 sq m (409 sq ft)

Kitchen Area: 3.03 sq m (33 sq ft)

TOTAL: 76.51 SQ M (824 SQ FT)**THE PROPERTY:**Ground Floor only:

Retail Sales Area 1 – access from UPVC double glazed door, parquet flooring, partitioned office, access to:-

Retail Sales Area 2 – access from UPVC double glazed door to frontage, open plan sales area with partitioned storage room/kitchen, cloakroom/wc, shower room.

Outside:

The property has parking to the front for approximately 3 vehicles.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£13,500 per annum exclusive (inclusive of gas).

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, gas 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:

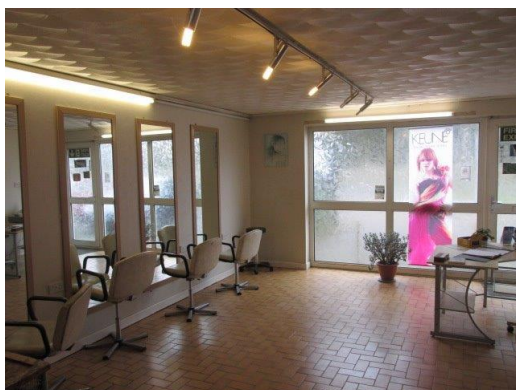
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £6700. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

Awaited



688/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.