



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP PREMISES WITH A1/A2 USE

NIA 56.23 sq m (605 sq ft) approx



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

TO LET – NEW LEASE - £11,750 per annum exclusive

The property is located in a prominent position in the town centre of Wellingborough and benefits from a good sized frontage, large sales area, rear office, kitchen and rear access. The premises has timber flooring, fluorescent lighting throughout, alarm system and roller shutter door.

Nearby retailers include Legends Barbers, Follow the Sun Tanning Studio and Top Tips Beauty Salon.

Wellingborough has a population of 72,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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

NET INTERNAL AREAS:Ground Floor:

Retail Sales Area: 37.91 sq m (408 sq ft)

Rear Office: 12.18 sq m (131 sq ft)

Kitchen: 6.14 sq m (66 sq ft)

TOTAL: 56.23 SQ M (605 SQ FT)

THE PROPERTY:Ground Floor:

Main Sales Area, Office, Kitchen, Cloakroom/wc, Rear Access.

Outside:

Access to rear bin store area.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms for a minimum of 3 years.

RENT:

£11,750 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market rental 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 £5000. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing Tenant to make a contribution of £250 towards Landlords reasonable legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

Awaited.

692/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.