



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE 2 STOREY OFFICE PREMISES

NIA 108.53 sq m (1135 sq ft) approx



**3 SHEEP STREET
WELLINGBOROUGH
NORTHANTS
NN8 1BL**

NEW LEASE - £12,000 per annum exclusive

This self-contained 2 storey office premises is located in a prominent position on Sheep Street which is close to the town centre of Wellingborough. The property benefits from a modern aluminium framed frontage, good ground floor sales area and first floor additional office accommodation, kitchen and cloakroom/wc. Features are fluorescent lighting, gas radiator central heating, carpeted throughout and internet and telephone connections.

The premises are ideal for office or retail use due to its location with other businesses in the locality including William H Brown Estate Agents, Halsey Opticians, Echo Recruitment and LA Nail Bar.

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

All public car parking in the town centre is free.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:Ground Floor:

Sales Area: 43.79 sq m (471 sq ft)

First Floor:

Stud Partitioned Office: 55.32 sq m (595 sq ft)

Kitchen: 6.42 sq m (69 sq ft)

TOTAL: 105.53 SQ M (1135 SQ FT)

THE PROPERTY:Ground Floor:

Main Sales Area with access to rear of the property.

First Floor:

Additional Office accommodation currently split into 4 Partitioned Offices. Cloakroom/wc, Kitchen.

Outside:

Access to rear of the property and potential for one car parking space.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms for a minimum of 3 years.

RENT:

£12,000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

At the end of the third year upwards only to open market value..

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

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.

Heating is via the gas fired central heating boiler.

BUSINESS RATES:

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £7700. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to cover their own legal costs in respect of this transaction.

ENERGY PERFORMANCE ASSET RATING:

D – 79

(Acting as Joint Agents with Prop-Search)



694/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.