



HARWOODS

Chartered Surveyors & Estate Agents

PROMINENT TOWN CENTRE RETAIL PREMISES

NIA 154.59 sq m (1664 sq ft) approx



**1 CAMBRIDGE STREET
WELLINGBOROUGH
NORTHANTS
NN8 1DJ**

TO LET – NEW LEASE - £16,500 per annum exclusive

This 2 storey town centre retail shop located in a prominent position on the corner of Cambridge Street and Park Road being highly visible from the shopping areas of Cambridge Street and Market Street, as well as the one way system from Church Street leading into Park Road.

The property benefits from excellent double frontage and attractive design features. The property has good retail sales area on both ground and first floors with fluorescent lighting, period feature staircase and window displays. This building would be ideal for many types of retail businesses with nearby occupiers being Rutherfords Locksmiths, Rafferty's Public House, The Cutting Room Public House and the Daylight Centre Charity Shop.

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

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS:

Ground Floor: 82.08 sq m (884 sq ft)
First Floor: 72.50 sq m (780 sq ft)

TOTAL: 154.58 SQ M (1664 SQ FT)

THE PROPERTY:Ground Floor:

Split Level Retail Sales Area with Kitchen to the rear.

First Floor:

Open Plan Sales Area with rear fire escape.

LEASE:

New Lease on internal repairing and insuring basis and outside Landlord & Tenant Act 1954.

TERM:

Negotiable terms available for a minimum of 3 years.

RENT:

£16,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

To be lodged by the Tenant.

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 £9600. 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 new Lease.

ENERGY PERFORMANCE ASSET RATING:

D-91

(Acting as Joint Agents with Prop-Search)



693/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.