



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP RETAIL PREMISES

NIA 46.87 sq m (504 sq ft) approx



**104 HIGH STREET  
RUSHDEN  
NORTHANTS  
NN10 0PQ**

**TO LET – NEW LEASE - £9750 per annum exclusive**

The property is located on the High Street in the town centre of Rushden and benefits from modern aluminium framed frontage, large sales area, rear office, kitchen, cloakroom/wc and access to the rear yard. The premises is in good condition throughout with suspended ceilings incorporating fluorescent lighting, ceramic tiles and carpet floors, and electric roller shutter door to the front.

Nearby retailers include Vape House, La Estrella Tapas Bar and American Nails. Rushden has a population of approximately 35,000 with a wider catchment area from the surrounding villages.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

**Tel: (01933) 441464**

email: [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)

[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

Ground Floor:

Retail Sales Area: 29.20 sq m (314 sq ft)  
Rear Office: 14.68 sq m (158 sq ft)  
Kitchen Area: 2.99 sq m (32 sq ft)

**TOTAL: 46.87 SQ M (504 SQ FT)**

**THE PROPERTY:**

Ground Floor only:

Retail Sales Area through to Rear Office with access to the rear, Kitchen Area and Cloakroom/wc.

Outside:

The property has a small rear yard with access to a garden area.

**LEASE:**

New Lease on internal repairing and insuring basis

**TERM:**

Negotiable terms available for a minimum of 3 years.

**RENT:**

£9750 per annum exclusive paid quarterly in advance by standing order.

**RENT REVIEWS:**

At the end of each 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 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 £3150. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

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

**ENERGY PERFORMANCE ASSET RATING:**

D-97



702/DJW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods BSc(Hons) 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.