



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP RETAIL PREMISES

NIA 82.42 sq m (888 sq ft) approx



**1 OXFORD STREET
WELLINGBOROUGH
NORTHANTS
NN8 4HY**

TO LET – NEW LEASE - £10,500 per annum exclusive

Lock-up retail premises situated in a prominent position on the corner of Silver Street and Oxford Street considered to be a secondary location of Wellingborough town centre. The property has good reverse frontage, large sales area with rear workshop/store, kitchen and cloakroom/wc. The property benefits from fluorescent lighting, carpets and one parking space to the rear.

The property would be suitable for any type of small business that comes under Class E of the Use Classes Order 1987.

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:

Retail Sales Area:	43.45 sq m	(468 sq ft)
Rear Store/Workshop:	25.98 sq m	(280 sq ft)
Rear Store:	7.69 sq m	(83 sq ft)
Kitchen:	5.30 sq m	(57 sq ft)
TOTAL:	82.42 SQ M	(888 SQ FT)

THE PROPERTY:

The property immediately fronts Oxford Street.

Ground Floor:

Retail Sales Area, Rear Store/Workshop, Kitchen, Cloakroom/wc, Rear Access.

Outside:

One car parking space available in private rear car park accessed from Oxford Street.

LEASE:

New lease on internal on internal repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£10,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

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 Gov.UK website the rateable value of the property is currently £6200. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing tenant to make a contribution of £500 towards landlords reasonable legal costs in respect of this new lease.

ENERGY PERFORMANCE ASSET RATING:

E-123



717/DJW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Duncan Woods BSc(Hons) MRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk

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VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.