



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE COMMERCIAL OFFICE PREMISES

NIA 167 sq m (1799 sq ft) approx



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

FOR SALE - £230,000 Subject to Contract

or

TO LET – NEW LEASE - £18,000 per annum exclusive

Commercial office situated in a prime location in Wellingborough town centre offering 167 sq m of office space covering the ground, first and second floors with kitchen, cloakroom/wc and courtyard to the rear.

The ground floor is open plan with a storeroom at the rear and access to a private courtyard. The property is well presented both internally and externally with a front facing window and fluorescent lighting throughout.

Use of the property will be under Class A2 of the Use Classes Order 2020.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS (approx):

Ground Floor: 68.79 sq m (740.43 sq ft)
First Floor: 43.88 sq m (472.37 sq ft)
Second Floor: 24.95 sq m (268.55 sq ft)
Landing/Stairs: 29.38 sq m (317.86 sq ft)
TOTAL: 167 SQ M (1799 SQ FT)

THE PROPERTY:

The property immediately fronts Sheep Street.

Ground Floor – Sales/Office Area, Storeroom.
First Floor – 2 Offices, Kitchen, Cloakroom/wc.
Second Floor – 2 Offices.

FOR SALE:

£230,000 Subject to Contract.

LEASE:

New lease on internal on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 5 years required.

RENT:

£18,000 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to current 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:

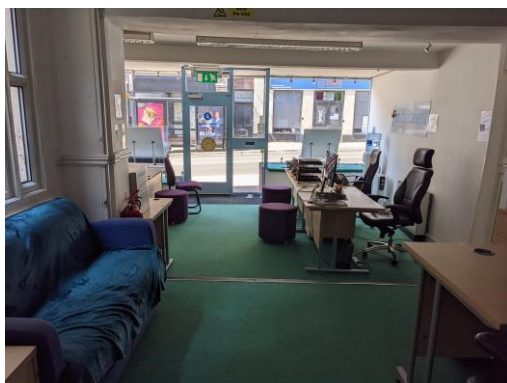
From information supplied from the Gov.UK website the rateable value of the property is currently £6800. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing tenant to make a contribution of 50% towards landlords reasonable legal costs in respect of this new lease.

ENERGY PERFORMANCE ASSET RATING:

D-76



740/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wellington – Tel: 01933-441464 / 07584 211672
or e-mail sasha@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.