



HARWOODS

Chartered Surveyors & Estate Agents

COMMERCIAL UNIT IN RAUNDS TOWN CENTRE

NIA 54.61 sq m (588 sq ft) approx



**37 BROOK STREET
RAUNDS
NORTHANTS
NN9 6LL**

TO LET – NEW LEASE - £11,500 per annum exclusive

Lock-up retail premises situated in a prime location in Raunds. The ground floor is open plan with a kitchenette and cloakroom/wc at the rear of the property. The property has a front facing window, fluorescent lighting throughout and is well presented both internally and externally.

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

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

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

NET INTERNAL AREAS:

Retail Sales Area: 24.30 sq m (262 sq ft)
Retail Sales Area: 21.19 sq m (228 sq ft)

TOTAL RETAIL AREA: 45.49 SQ M (490 SQ FT)

THE PROPERTY:

Ground Floor only:
2 Retail Sales Areas, Rear Hallway, Kitchenette, Cloakroom/wc.

LEASE:

New lease on full repairing and insuring basis on negotiable terms for a minimum term of 3 years.

RENT:

£11,500 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 £7300. 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:

C-68



739/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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