



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP RETAIL SHOP UNIT

NIA 36.51 sq m (393 sq ft) approx



**35 HIGH STREET
RUSHDEN
NORTHANTS
NN10 0QE**

TO LET – NEW LEASE - £10,000 per annum exclusive

Lock-up shop unit situated in a prominent position in the heart of Rushden High Street benefitting from original features to the front and an attractive joint shop entrance. There is a good sized retail sales area with storage space and a second retail area with kitchen and cloakroom/wc. The property also benefits from security shutters to the front, fluorescent lighting throughout and flooring. Short term on-street parking is available.

Use of the property is under Class A3 of the Use Classes Order 2022.

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NET INTERNAL AREAS:

Ground Floor:

Main Retail Sales Area: 25.20 sq m (271.25 sq ft)
Rear Kitchen Area: 10.06 sq m (108.28 sq ft)
Cloakroom/wc: 1.25 sq m (13.46 sq ft)

TOTAL: 34.54 SQ M (393 SQ FT)

THE PROPERTY:

Accessed from High Street to:-

Ground Floor:

Retail Sales Area, Secondary Sales Area/Store Room, Cloakroom/wc, Kitchen, Rear Access to enclosed Garden.

Outside:

Access to shared garden area.

LEASE:

New Lease on internal repairing and insuring basis on negotiable terms for a minimum of 3 years with rent reviews every 3 years upwards only to current open market value.

RENT:

£10,000 per annum exclusive paid quarterly in advance by standing order.

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 Local Authority and the VOA web site the rateable value of the premises is £4800. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing party to make a contribution towards Landlords reasonable legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

E- 105



758/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wellington – Tel: 01933 441464 / 07584 211672
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.