



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP RETAIL PREMISES

NIA 39 sq m (420 sq ft) approx



**20 HIGH STREET  
IRTHLINGBOROUGH  
NORTHANTS  
NN9 5TN**

**TO LET – NEW LEASE - £9000 per annum exclusive**

Situated at the end of a parade of shops previously belonging to the Co-operative Society, this commercial space has become available to rent in the sought after location of Irthlingborough High Street. The property is ideal for multiple business uses.

This ground floor property has an external shutter to the front and the main retail area is well presented with a counter and rear storage. Up a small flight of steps is a spacious room with a small kitchenette and to the rear is a lobby/cloakroom with separate wc. The property has recently been refurbished with overhead lighting, laminate floor covering and decorated throughout. There is ample free parking in the town centre car park opposite.

Use of the property will be under Class E of the Use Classes Order 1987.

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

Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

Ground Floor – 39 sq m (420 sq ft) approx

**LEASE/TERM:**

New lease on full repairing and insuring basis on negotiable terms for a minimum of 5 years.

**RENT:**

£9000 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.

**ENERGY PERFORMANCE ASSET RATING:**

C-54

**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:**

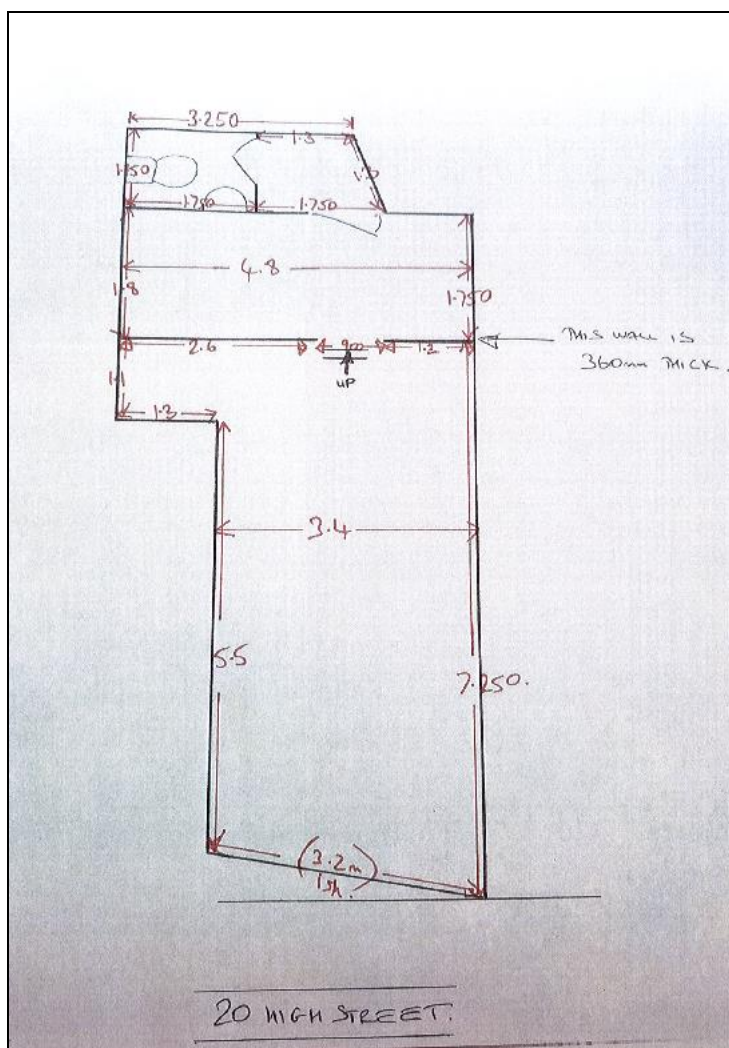
You will have to make your own enquiries with regard to the rateable value and rates payable.

**LEGAL FEES:**

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



747/SW



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

**Sasha Wellington – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto: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.