



HARWOODS

Chartered Surveyors & Estate Agents

COMMERCIAL PROPERTY TO LET IN FINEDON

GIA 269 sq m (2894 sq ft) approx



**6 WELLINGBOROUGH ROAD
FINEDON
NORTHANTS
NN9 5JS**

TO LET – NEW LEASE - £20,000 per annum exclusive

Harwoods are pleased to offer this ground floor open plan commercial unit situated in a prime location in Finedon with kitchen area, cloakroom/wc and storage. To the rear there is parking for approximately 6 cars in a private car park with loading and unloading facilities.

The property has a front facing window, security shutters and fluorescent lighting throughout and is well presented both internally and externally.

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

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Tel: (01933) 441464

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

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NET INTERNAL AREAS (approx):

Ground Floor: 201 sq m (2163 sq ft)
Plus Cloakroom/wc, Kitchen Area & Storage

TOTAL: 269 SQ M (2894 SQ FT)

THE PROPERTY:

Ground Floor is open plan with rear access leading to a private car park with parking for 6 vehicles and loading & unloading facilities.

The building is being split into 3 separate units with residential flats above.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 5 years required with rent reviews every third year upwards only to current open market value..

RENT:

£20,000 per annum exclusive paid quarterly in advance by standing order (no rent free period).

RENT DEPOSIT DEED:

Equivalent to 4 months rent to be lodged by the Tenant.

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 £18,250. The building is being split into three units with flats above, therefore you will have to make your own enquiries with regard to business rates and Council Tax Banding.

LEGAL FEES:

Each party to be responsible for their own legal costs in respect of this transaction.

ENERGY PERFORMANCE ASSET RATING:

Awaited.

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

Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk

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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.