



HARWOODS

Chartered Surveyors & Estate Agents

**RETAIL PROPERTY TO LET
IN WELLINGBOROUGH TOWN CENTRE**

NIA 272 sq m (2928 sq ft) approx



**9 MARKET STREET
WELLINGBOROUGH
NORTHANTS
NN8 1AN**

TO LET – NEW LEASE - £15,000 per annum exclusive

Harwoods are pleased to offer this retail unit situated in a pedestrianised area on Market Street which is the main thoroughfare through Wellingborough town centre.

The property is in good decorative order both internally and externally and benefits from kitchen area and cloakroom on the first floor. There is access to the rear for loading/unloading.

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

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NET INTERNAL AREAS:

Ground Floor: 64 sq m 689 sq ft
First Floor: 72 sq m 775 sq ft

TOTAL: 272 SQ M (2928 SQ FT)

THE PROPERTY:

Ground Floor – Retail Area, Rear Access.

First Floor – Kitchen Area, Cloakroom/wc.

Outside:

Loading/unloading area to the rear.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£15,000 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.

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 £12,750. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal fees in respect of this new lease.

ENERGY PERFORMANCE ASSET RATING:

D88

**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.