



HARWOODS

Chartered Surveyors & Estate Agents

DOUBLE FRONTED LOCK-UP SHOP UNIT

NIA 74 sq m (796 sq ft) approx



**61A NORTHAMPTON ROAD
WELLINGBOROUGH
NORTHANTS
NN8 3LS**

TO LET – NEW LEASE - £14,000 per annum exclusive

Situated in a residential area to the west of Wellingborough town centre this double fronted retail lock-up shop unit benefits from open plan retail/office area, double fronted UPVC framed frontages, fluorescent lighting, air conditioning, cloakroom/wc and kitchen area. The property is well presented both internally and externally.

Use of the property will be under Class A2 of the Use Classes Order 1987.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:Ground Floor only:

Open Plan Area: 74 sq m (796 sq ft)

TOTAL: 74 SQ M (796 SQ FT)

THE PROPERTY:Ground Floor only:

Open Plan Area, Kitchen Area, Cloakroom/wc.

Outside:

The property has parking to the front for approximately 3 vehicles. Patio area to the rear.

LEASE:

New Lease on full repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 3 years.

RENT:

£14,000 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.

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 web site the rateable value of the premises is £8400. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

Awaited



786/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail 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.