



HARWOODS

Chartered Surveyors & Estate Agents

INVESTMENT OPPORTUNITY

NIA 74.19 sq m (799 sq ft) approx



**44 CAMBRIDGE STREET
WELLINGBOROUGH
NORTHANTS
NN8 1DW**

FOR SALE - £430,000 Subject to Contract for the Freehold Interest

This town centre mixed use/commercial premises is located in a prominent position on the corner of Cambridge Street and Market Street, Wellingborough. The property benefits from a double frontage and reverse frontage, modern aluminium framed shop front, fluorescent lighting and emergency lighting.

Use of the property is under Class A3 of the Use Classes Order 1987.

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

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

NET INTERNAL AREAS (approx):

Ground Floor: 74.19 sq m (799 sq ft)

TOTAL: 74.19 SQ M (799 SQ FT)

THE PROPERTY:

The property is mixed use comprising:-

Ground Floor – Café, Kitchen Area. Cloakroom/wc's

First & Second Floors – 4 Rooms with En Suites, Communal Kitchen.

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LEASE:

Present lease commenced in November 2020 on a full repairing and insuring basis with 5 year rent reviews upwards only to open market value.

SERVICES:

We understand that mains water, electricity, gas 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 £11,250. You will have to make your own enquiries with regard to rates payable.

ENERGY PERFORMANCE ASSET RATING:

D-90



First Floor



First Floor

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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

793 /SW

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.