



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE COMMERCIAL UNIT

NIA 634 sq m (6845 sq ft) approx



**6-8 MARKET STREET
WELLINGBOROUGH
NORTHANTS
NN8 1AT**

FOR SALE - LEASEHOLD - £475,000 Subject to Contract

or

**TO LET – NEW LEASE - £45,000 per annum exclusive
with Council Peppercorn Rent & No Service Charge**

Situated in a prime position in Wellingborough town centre offering 663.79 sq m of space covering ground floor, first floor and basement area. The ground floor is open plan with a kitchenette and cloakroom/wc leading off to the rear. The property has a front facing window, fluorescent lighting and is presented in good decorative order both internally and externally. There is parking to the rear for at least 4 vehicles and loading/unloading.

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

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NET INTERNAL AREAS:

Ground Floor: 310 sq ft (3347 sq ft)
 First Floor: 218 sq m (2357 sq ft)
 Basement: 106 sq m (1141 sq ft)

TOTAL: 634 SQ M (6845 SQ FT)

THE PROPERTY:

The property immediately fronts Market Street in a pedestrian area of the town centre.

Ground Floor: Open Plan Area with Kitchenette and Cloakroom/wc to the rear.

First Floor: Offices, Kitchen, Cloakrooms/wc's.

Outside:

Car parking to the rear for at least 4 vehicles.

FOR SALE:

Leasehold – £475,500 Subject to Contract.

80 years remaining on the lease with Council peppercorn rent and no service charge.

or

LEASE:

New lease on full repairing and insuring basis on negotiable terms for a minimum of 3 years with rent reviews every third year upwards only to open market value.

RENT:

£45,000 per annum exclusive paid quarterly in advance by standing order.

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 website the rateable value of the property is currently £47,500. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

C-70



746/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933-441464 / 07584 211672

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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.