



HARWOODS

Chartered Surveyors & Estate Agents

TWO STOREY MIXED USE PREMISES IN WELLINGBOROUGH TOWN CENTRE

NIA 271 sq m (2917 sq ft) approx



**34-35 CAMBRIDGE STREET
WELLINGBOROUGH
NORTHANTS
NN8 1DW**

FOR SALE - £395,000 Subject to Contract for the Freehold Interest

This town centre mixed use commercial premises is located in a prominent position in Wellingborough town centre within walking distance of the Swansgate Centre and other retail units. The property benefits from two commercial shops with single frontage and rear access, and two residential flats above. The property is well presented both internally and externally.

Use of the property is under Class E3 of the Use Classes Order 1987.

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THE PROPERTY:

The property is mixed use comprising:-

34 Cambridge Street:

94sq m (1011 sq ft) approx

Ground Floor – Open Plan Retail Area, Storage Area, Kitchen, Cloakroom/wc.

Lease ends on 26 May 2033 with rent reviews every third year. Rent - £8400 pax.

34a Cambridge Street:

54 sq m (850 sq ft) approx

First Floor Flat – Entrance Hall, Lounge/Kitchen, Bedroom, Shower Room. AST expiring on the 2 November 2025.

Rent - £8100 pax.

35 Cambridge Street:

79 sq m (581 sq ft) approx

Ground Floor – Café Area, Kitchen, Storage Area, Cloakroom/wc. Outside is a large garden and extended undercover seating area.

Lease expires on the 26 May 2033. Rent - £7000 pax. Rent increases on the 27 May 2027 to £8500 pax & 28 May 2029 to £10,000 pax.

35b Cambridge Street:

44 sq m (473 sq ft) approx

First Floor Flat – Entrance Hall, Lounge/Kitchen, Bedroom, Shower Room. AST periodic – Tenant moved in in 2013. Rent - £8100 pax.

NET INTERNAL AREAS (approx):

34 Cambridge Street: 94 sq m (1011 sq ft)

34a Cambridge Street: 54 sq m (1011 sq ft)

35 Cambridge Street: 79 sq m (581 sq ft)

35b Cambridge Street: 44 sq m (473 sq ft)

FOR SALE:

£395,000 Subject to Contract for the freehold interest.

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 properties are:-

34 Cambridge Street - £7500. 35 Cambridge Street - £6000. You will have to make your own enquiries with regard to rates and Council Tax payable.

ENERGY EFFICIENCY RATING:

34 Cambridge Street: D

35 Cambridge Street: C

34a Cambridge Street: C

35b Cambridge Street: Awaited



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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798 /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.