



HARWOODS

Chartered Surveyors & Estate Agents

RETAIL PROPERTY TO LET IN WELLINGBOROUGH TOWN CENTRE



8 PEBBLE LANE, WELLINGBOROUGH, NORTHANTS NN8 1AS

TO LET – NEW LEASE - £30,000 per annum

or

GROUND FLOOR ONLY - £1645 per calendar month

Harwoods are pleased to offer this retail unit situated in a pedestrianised area off Market Street which is the main thoroughfare through Wellingborough town centre and close to the Swansgate Shopping Centre.

The ground floor area is 'L'-shaped with a store/stock room to the rear and electronically controlled door giving access to the first floor.

Use of the property will be under Class E 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:

Ground Floor:	164 sq m	1766 sq ft
Store:	23 sq m	240 sq ft
First Floor:	74.3 sq m	800 sq ft

TOTAL: 261.3 SQ M (2806 SQ FT)

THE PROPERTY:

Ground Floor – L-Shaped Retail Area, Storage Area.

First Floor – Stockroom, Kitchen, Cloakroom/wc's.

Outside:

Fire exit to the rear over the flat roof leading to the rear service yard with two allocated parking spaces.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 5 years required.

RENT:

£30,000 per annum paid quarterly in advance by standing order.

Ground Floor can be let separately at £1645 per calendar month.

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.

SERVICE CHARGE:

A charge for maintenance of the rear courtyard may apply – details awaited.

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:

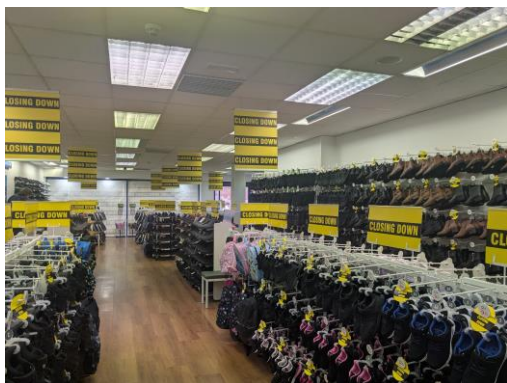
From information supplied from the Gov.UK website the rateable value of the property is currently £17,750. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

C-60

**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.