



# HARWOODS

Chartered Surveyors & Estate Agents

## ASSIGNMENT OF CURRENT LEASE & BUSINESS FOR SALE IN WELLINGBOROUGH TOWN CENTRE

NIA – 79 sq m (581 sq ft) approx



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

**BUSINESS FOR SALE - £35,000 exclusive**

to Include all Fixtures & Fittings as Listed

Commercial premises located in a prominent position in Wellingborough town centre within walking distance of the Swansgate Centre and other retail units. The property has a single frontage with rear access, and a residential flat above. The property is well presented both internally and externally.

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

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREAS (approx):**

79 sq m (581 sq ft)

**THE PROPERTY:**

The property is presently fitted out as a Café & Shisha Business comprising:-

Ground Floor – Café Area, Kitchen, Storage Area, Cloakroom/wc.

Outside – Large garden area (18m x 15m) and outside building (10 m x 8m) with seating area for 45 people having 100amp electricity supply, music system and heating installed.

**BUSINESS FOR SALE PLUS ASSIGNMENT OF EXISTING LEASE:**

£35,000 Subject to Contract plus all Fixtures & Fittings.

**LEASE:**

The lease will be assigned under the current terms on a full repairing and insuring basis at a rent of:- £7000 pa for the period from and including the rent commencement date to and including the 26 May 2027 exclusive of rates paid quarterly in advance by standing order.

£8500 pa for the period and including 27 May 2027.

£10,000 pa for the period and including 28 May 2029.

**ENERGY EFFICIENCY RATING:**

35 Cambridge Street: C

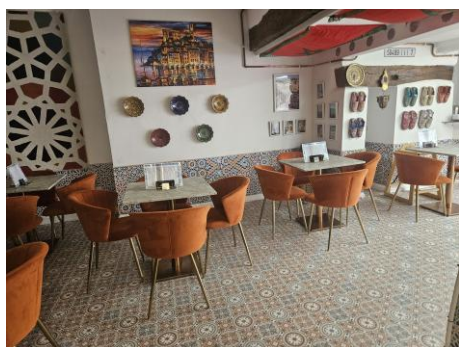
**FIXTURES & FITTINGS:**

- Coffee Machine
- Square Till, Bluetooth Printer & Cash Drawer
- 15 Tables
- 30 Fabric chairs
- 8 Booth Section of Seating for 15.
- Music System
- Fridge
- Freezer
- 2 Commercial Microwaves
- 2 Commercial Sinks
- 1 Wash Hand Basin
- 1 Hot Hold
- 1 Panini Press
- 1 Stainless Steel Table
- 1 x 8 Ring Gas Cooker with Electric Oven
- Extraction Hood & System
- Moroccan Stock – Kaftan, Tagines Glasses & Rugs - £500
- 2 Outdoor Heaters
- 1 Calor Gas Heater
- Plates, Cutlery, Serving Equipment
- 2 Shelving Units
- 1 Display Cabinet

**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



**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

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