



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE COMMERCIAL UNIT

NIA 342sq m (3692 sq ft) approx



47 MARKET STREET, WELLINGBOROUGH, NN8 1AE

TO LET – NEW LEASE - £35,000 per annum exclusive.

The property is situated on Market Street in Wellingborough town centre, The property benefits from a good footfall to and from Swansgate Shopping Centre. There is also a free multi storey car park nearby on Commercial Way, adjoining the shopping centre, and further free surface parking on the High Street. The immediate area is occupied by a mix of local independent retailers and is close to national multiples including NatWest, B & M, Lloyds Bank, Castello Lounge and The Hind Hotel.

Use of the property will be under A1/A2 Class of the Use Classes Order 1987.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

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NET INTERNAL AREAS:

Ground Floor: 342 sq m (3692 sq ft)
Basement: 278 sq m (2993 sq ft)

TOTAL: 620 SQ M (6685 SQ FT)

THE PROPERTY:

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

The property comprises a prominent double fronted ground floor unit with ancillary in the basement. The landlord is looking to convert the upper parts to residential use.

Please note that there is a sub-basement loading area which is available depending on the end use/occupier.

Ground Floor: Open Plan Zone 1 and Zone 2 with multiple rooms.

Basement: Open Plan Zone 3 and Zone 4 and 3 Offices.

Outside:

Car parking to the rear for at 2 vehicles.

LEASE:

New lease on full repairing and insuring basis on negotiable terms for a minimum of 7 years with rent reviews every third year upwards only to open market value.

RENT:

£35,000 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. 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:

D-81

746/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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

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.