



# HARWOODS

Chartered Surveyors & Estate Agents

**TO LET**

**NIA 83 sq m (8923 sq ft) approx**



**170 Wellingborough Road, Rushden, NN10 9SU**

**TO LET £10,000**

A well-presented commercial unit extending to approximately 83 sq m, prominently positioned on a prime location offering excellent visibility and strong passing trade. The property features a spacious open-plan retail area, providing flexibility for a variety of business uses, along with storage areas, and cloakroom/wc.

The frontage benefits from direct on street parking and surrounded by other commercial businesses. This versatile unit is ideally suited for retail, professional services, or beauty related businesses seeking a highly visible and accessible location in a busy commercial area.

Use of property will be under E of the Use Classes Order 1987

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

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**NET INTERNAL AREAS:**

Ground Floor: 83 sq m 893 sq ft  
**TOTAL:** 83 sq m 893 sq ft

**RENT DEPOSIT DEED:**

Equivalent to 3 months to be lodge by the tenant.

**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

**THE PROPERTY:**

Retail open plan area  
Two further rooms at the rear  
Cloakroom/WC

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.

Outside - Street Parking

**BUSINESS RATES:**

From information supplied from the Gov.UK website the rateable value of the premises. You will have to make your own enquiries with regard to rates payable.

**LEASE:**

New lease on internal repairing and insuring basis.

**TERM:**

Negotiable Terms with a minimum of 3 years required.

**LEGAL FEES:**

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

**RENT:**

£10,000 per annum exclusive paid quarterly in advance by standing order

**ENERGY EFFICIENCY RATING:**

EPC- Awaited

**RENT REVIEWS:**

Every third year upwards only to market value.



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

797/SW

**Sasha Wood – Tel: 01933-441464 / 07584 211672  
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**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.