



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE

NIA 35 Sq M / 377 Sq Ft (approx)



112 High Street, Rushden, NN10 0PQ

For Sale £295,000

Freehold investment premises which comprises of ground floor retail, and two individual one- bedroom flats. The retail is a well-presented Class E commercial unit extending to approximately 35sq 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, kitchen & WC. The frontage benefits from direct on street parking and surrounded by other commercial businesses, offering both security and ease of access. 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. The flats are positioned at the top of the retail shop and at the rear of the property both flats have a private side passage entrance to them which are approximately 59sq m and 60sq m.

Fittings and decorations

Internally and externally the property is well presented. The property has a front and rear facing windows and fluorescent lighting throughout. Use of property will be under 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 AREA:

Ground Floor:	35 sq m	377 sq ft
Gross Internal:	35 sq m	377 sq ft
First Floor Flat:	60 sq m	646 sq ft
112aHighStreet:	59 sq m	635 sq ft

THE PROPERTY:

Ground Floor – Retail with excellent frontage and visibility, kitchen and WC.

First floor flat – One bedroom, lounge, kitchen and bathroom.

Second Rear flat – One Bedroom, lounge, kitchen and bathroom.

Outside - Street Parking

LEGAL FEES:

Each party responsible for own legal fees

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:

01/04/2023 to present

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.

ENERGY EFFICIENCY RATING:

112 High Street	D -87
Top floor flat	D- 63
112A High Street	D- 61

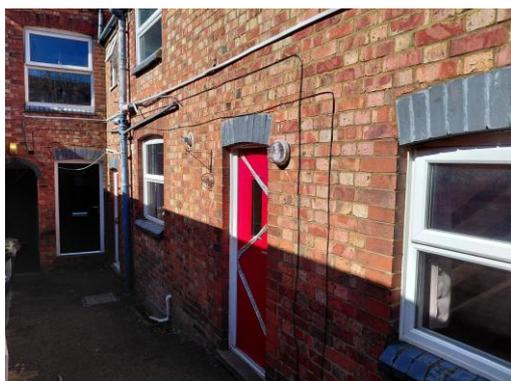
LEASE:

Full repair and insuring basis
Tattoo Parlor £6600pa up to 31/08/2027

RENT:

Flat 1 - £6600pa on AST
Flat 2 - £6000pa on AST

Generating £19,200pa income



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

797/SW

**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.