



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE COMMERCIAL UNIT

NIA 416 sq m (4477 sq ft) approx



**6-8 MARKET STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1AT**

**FOR RENT £35,000**

Harwoods are pleased to offer this retail unit situated in a prime position in Wellingborough town centre and close to Swansgate shopping centre offering 416 sq m of space covering ground floor, and basement area only. The ground floor is open plan with a basement for storage. The property has a front facing window, fluorescent lighting and is presented in good decorative order both internally and externally. There is parking to the rear for at least 6/8 vehicles and loading/unloading.

Use of the property will be under Class A of the Use Classes Order 1987.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

Ground Floor: 310 sq ft (3347 sq ft)

Basement: 106 sq m (1141 sq ft)

**TOTAL: 416 SQ M (4477 SQ FT)**

**THE PROPERTY:**

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

Ground Floor:

Open Plan Area

Basement:

Three large vaults for storage and an office.

Outside:

Car parking to the rear for at least 6-8 vehicles negotiable.

**LEASE:**

New lease on full repairing and insuring basis.

**TERM:**

Negotiable terms with a minimum of 5 years required.

**RENT:**

£30,05 per annum paid quarterly in advance by standing order.

**RENT REVIEWS:**

Every third year upwards only to market value.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodge by tenant.

**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 £47,500. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Each party responsible for own legal fees.

**ENERGY PERFORMANCE ASSET RATING:**

C-70



746/SW

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

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