



HARWOODS

Chartered Surveyors & Estate Agents

FOR SALE
34-35 CAMBRIDGE STREET, WELLINGBOROUGH
NIA 271 sq m (2917 sq ft) approx



34 – 35 CAMBRIDGE STREET
WELLINGBOROUGH
NN8 1DW

FOR SALE £395,000

Harwoods are pleased to offer this mixed use commercial and residential premises located in a prime position in Wellingborough town centre offering 271 square meters of commercial and residential space covering the ground and first floor. The property benefits from two commercial retail shops and two individual residential flats above. The property benefits from single frontage to the commercial shops with rear access, and outdoor dining. The property is well presented both internally and externally.

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

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NET INTERNAL AREAS:

34 Cambridge Street 94 SQ. M (1011 SQ. FT)
34A Cambridge Street 54 SQ.M (850 SQ FT)
35 Cambridge Street 79 SQ M (581 SQ FT)
35B Cambridge Street 44 SQ M (473 SQ FT)

TOTAL: 271 SQ. M (2915 SQ. FT)

THE PROPERTY:

Ground Floor – Two retail units with kitchenette and WC’s and outdoor seating are.

First Floor – Two individual one bed flats on AST.

Parking – On street parking

LEASE / AST

34 Cambridge Street

Expires 26/05/2033
Rent £8400pa
Rent reviews end of every third year.
Lease on full repairing and insuring basis.

35 Cambridge Street

Expires 26/05/2033
Rent £7000pa
Rent increase on 27/5/2027 £8500pa
Rent increase on 28/05/2029 £10,000pa
Lease on full repairing and insuring basis.

34A Cambridge Street

Length of AST – Periodic
Rent - £8100pa

35B Cambridge Street

Length of AST – Periodic
Rent £6000pa

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:

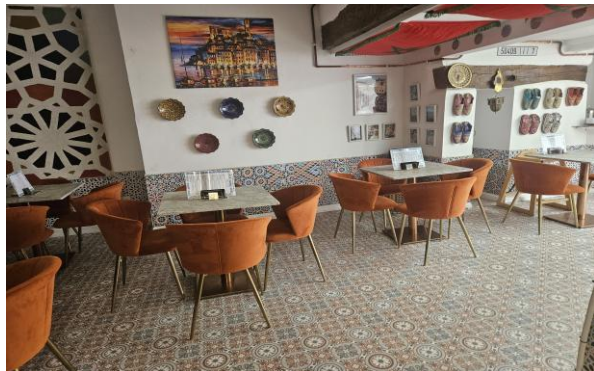
From information supplied from the Gov.UK website the rateable value of the property is currently £8500 & £6800. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party responsible for own legal fees.

ENERGY PERFORMANCE ASSET RATING:

78-D / 68-C / 39-E / 43-E



746/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933-441464 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.