HARWOODS
Chartered Surveyors & Estate Agents

COMMERCAIL PROPERTY TO LET IN FINEDON

NIA 96 sq m (1033 sq ft) approx



WELLINGBOROUGH ROAD
FINEDON
WELLINGBOROUGH
NN8 4AL

TO LET £12,000 per annum exclusive

Harwoods are pleased to offer this open plan ground floor commercial unit situated in a prime location in Finedon. Internally and externally the property is well presented with front facing windows, security shutters and fluorescent lighting throughout. The property benefits from installed security cameras, a dry cellar for storage and rear parking available for 1 vehicle.
The property was formally a hairdresser salon, and all fixtures and fittings are available for similar use.

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

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREA:
96 Sq. m / 1033 sq ft approx.

THE PROPERTY:
Ground Floor– Open plan, Kitchen Area, Cloakroom/wc.

Basement – Storage

Outside – Allocated parking/visitor parking.

BENEFITS:
- Available now.
- Ready for business
- All fixtures and fittings available.
- Security cameras set up ready.
- Security shutters
- Car park to rear
- Small business rate relief potentially available.

LEASE:
Full repair and insuring basis outside of Landlord & Tenant Act 1954. Flexibility can be enhanced by the inclusion of break clauses.

ENERGY EFFICIENCY RATING:
Awaited

TERMS:
Flexible terms with a minimum of 3 years required.

Tenant to be responsible for business rates, contents insurance, communication, gas and electricity charges.

RENT DEPOSIT DEED:
Equivalent to 3 months rent to be lodged by the Tenant.

SERVICES:
We understand that mains water, electricity, gas 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 Well End is £3150. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:
Each party to be responsible for their own legal costs in respect of this new licence.





TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

780/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.