



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP RETAIL PREMISES

NIA 147.80 sq m (1591 sq ft) approx



**41 HIGH STREET
RUSHDEN
NORTHANTS
NN10 0QE**

TO LET – NEW LEASE - £14,500 per annum exclusive

A 2 storey retail property situated in High Street, Rushden with large display window, 2 retail areas, kitchenette and storage hallway leading to the rear of the property. The first floor has 5 further storage rooms and cloakroom/wc.

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

Rushden is well sited for road communications to other parts with the A45 and A6 both lying a short distance away which in turn connect to the county's wider main road network. Main line railway services are available from Wellingborough Railway Station via the Midland main line.

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

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

NET INTERNAL AREAS (APPROX):

Ground Floor: 72.30 sq m (778 sq ft)
First Floor: 75.50 sq m (813 sq ft)

TOTAL: 147.80 SQ M (1591 SQ FT)

THE PROPERTY:

Ground Floor:

Retail Sales Areas, Kitchen, Hallway/Storage.

First Floor:

5 Store Rooms, Cloakroom/wc.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£14,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

PREMIUM:

None.

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 the rateable value of the property as from the 1 April 2023 is £8200. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Ingoing tenant to make a contribution of 50% towards landlords reasonable legal costs in respect of this new lease.

ENERGY EFFICIENCY RATING: E-108



753/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wellington – 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.