



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP RETAIL PREMISES

GIA - 60.38 sq m (680 sq ft) approx



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

FOR SALE - £140,000 Subject to Contract for the Freehold Interest

Situated in a prime location in the heart of Rushden High Street benefitting from original features and an attractive shop front entrance. There is a good sized retail area and changing room to the rear on the ground floor and storage and staff space on the first floor. The property also benefits from fluorescent lighting and flooring throughout and internally and externally is well presented. Outside to the rear is a courtyard garden and free short term car parking is available to the front.

Use of the property is under Class E of the Use Classes Order 1987

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GROSS INTERNAL AREAS (approx):

Retail Sales Area: 22.20 sq m (239 sq ft)
Rear Area: 13.47 sq m (145 sq ft)
Changing Area : 1.30 sq m (14 sq ft)
First Floor: 26.19 sq m (282 sq ft)

TOTAL: 63.16 sq m (680 sq ft)

THE PROPERTY:

Ground Floor – Retail Sales Area, Rear Area, Changing Room.

First Floor – Staff Room/Storage.

Outside – Rear courtyard garden.

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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 £6200. You will have to make your own enquiries with regard to rates payable. .

LEGAL FEES:

Each party to be responsible for their own legal fees in respect of this transaction.

ENERGY PERFORMANCE ASSET RATING:

D-89



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wellington – Tel: 01933-441464 / 07584 211672
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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.