



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE LOCK-UP RETAIL PREMISES

NIA 60.47 sq m (651 sq ft) approx



**12d HIGH STREET
RUSHDEN
NORTHANTS
NN10 0PR**

TO LET – NEW LEASE - £10,000 per annum exclusive

Lock-up retail premises situated in a prominent position on the High Street in Rushden town centre. The property has good display windows to the front, a large retail area with LED lighting throughout, storage space and cloakroom/wc. Outside is a shared garden to the rear.

Use of the property is 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.

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NET INTERNAL AREAS:

Retail Sales Area:	55.65 sq m	(600.00 sq ft)
Storage:	3.73 sq m	(40.14 sq ft)
Cloakroom/wc:	1.09 sq m	(11.73 sq ft)
TOTAL:	60.47 SQ M	(651 SQ FT)

THE PROPERTY:

Ground Floor Only:

Retail Sales Area, Storeroom, Cloakroom/wc.

Outside:

Rear garden shared with the adjoining property.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£10,000 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.

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:

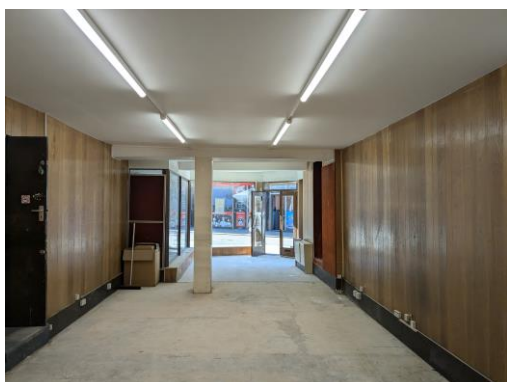
From information supplied from the Gov.UK website the rateable value of the property is currently £6200. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

D-87



TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

Sasha Wood – Tel: 01933-441464 / 07584 211672
or e-mail sasha@harwoodsproperty.co.uk

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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.