



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE OFFICE / RETAIL PREMISES

NIA 35.35 sq m (380 sq ft) approx



**1 ALMA STREET
WELLINGBOROUGH
NORTHANTS
NN8 4DH**

TO LET – NEW LEASE - £8000 per annum exclusive

Harwoods are delighted to offer this town centre commercial unit situated in a prime location in Wellingborough town centre and offering 35.35 sq m (380 sq ft) of office/retail space over the ground and first floors.

The property has double glazed windows throughout, electric heaters, fluorescent lighting and laminated flooring throughout and is well presented both externally and internally and in good decorative order throughout. Use of the premises falls within Class A1 of the Use Classes Order 1987.

The property is available from July 2025 with fixtures and fittings included.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

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NET INTERNAL AREAS (approx):

Ground Floor: 15.27 sq m (164 sq ft)

(inc Stairs & Landing):

First Floor: 20.08 sq m (165 sq ft)

TOTAL: 35.35 SQ M (380 SQ FT)

THE PROPERTY:

The property immediately fronts Alma Street with street parking opposite.

LEASE:

New lease on internal on internal repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years.

RENT:

£8000 per annum exclusive paid monthly 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 website the rateable value of the property is currently £2650. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

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

ENERGY PERFORMANCE ASSET RATING:

Rating D which expires in 2030.

781/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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

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VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.