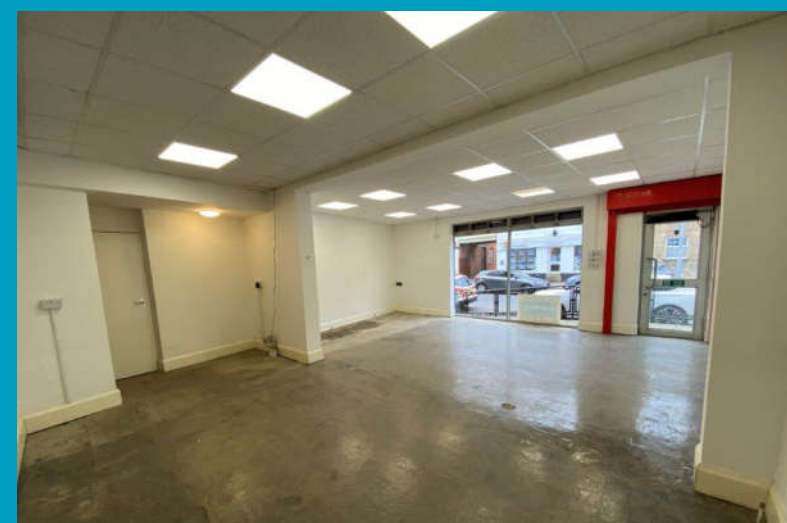


TO LET:

Retail Unit in Small Popular Northamptonshire Town

48 Brook Street, Raunds, Northamptonshire NN9 6LP



- Ground floor retail premises offering 546 sq ft (50.92 sq m)
- Fully DDA accessible
- On-street car parking
- Available to let on a new lease

LOCATION

Raunds occupies a strategic location adjacent to the A45 dual carriageway within North Northamptonshire, which connects directly with Junctions 15, 15A and 16 of the M1 motorway, some 15 miles to the west and to the A14 (Thrapston Junction 12) some 7 miles to the east.

The subject premises is situated within the heart of the town centre on Brook Street with free on street car parking.

ACCOMMODATION

The available accommodation comprises the ground floor only of a two-storey property of traditional construction under a pitched tiled roof.

Features include an external ramp, suspended ceiling with inset lighting, security shutter to the entrance door. A fire exit leads to a small rear courtyard.

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales Area	48.80 sq m	524 sq ft
Storage wc	2.12 sq m	22 sq ft
TOTAL	50.92 sq m	546 sq ft

PLANNING

We understand that the property has established consent for E (commercial, business and service) – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e. It may be suitable for alternative uses, subject to permitted development/planning.

SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage). None have been tested by the agent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: Available on request.



TENURE

The property is being offered to let on a new internal repairing and insuring lease + shop front, for a term to be agreed.

The quoting rent is £8,400 per annum exclusive, payable quarterly / monthly in advance. The property has not been elected for VAT and therefore no VAT will be payable on the rent.

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and apportioned at cost between the first floor flat (let separately) and ground floor shop.

BUSINESS RATES

Rateable value £5,400 *

* businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates. Applicants are advised to verify the rating assessment with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

To view and for further details please contact:

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