

TO LET:

Substantial Town Centre Retail Premises

24 Silver Street, Wellingborough, Northamptonshire NN8 1AY



- Ground floor of 3,670 sq ft (340.93 sq m)
- Sub-division possible
- Suitable for alternative uses
- Available to let on a new lease

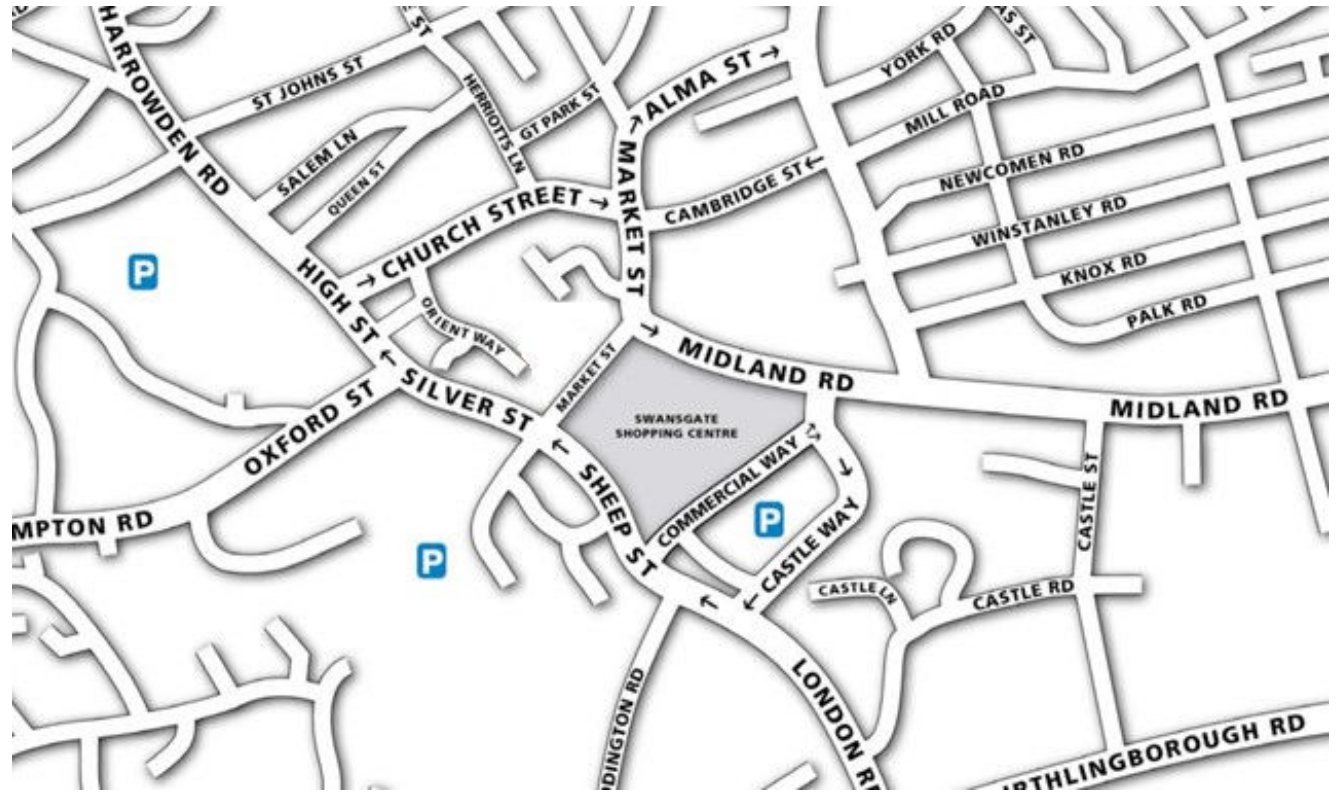
LOCATION

Wellingborough is a market town in the East Midlands and a borough within the county of North Northamptonshire, with excellent road communications. The town is situated approximately 11 miles (18km) east of Northampton, 35 miles (56km) south of Leicester and 20 miles (32km) north of Milton Keynes.

The total population within the Wellingborough primary catchment area is 90,000. Further expansion of the town is now progressing at 'WEAST' (Wellingborough East,) which will provide an additional 12,800 new homes and around 3 million sq ft of employment space.

The property is situated on Silver Street in Wellingborough town centre, a secondary retailing pitch. The property benefits from a good footfall to and from Morrisons supermarket and its free car park. There is also a free multi-storey car park nearby on Commercial Way, adjoining the shopping centre, and further free surface parking on the High Street.

The immediate area is occupied by a mix of local independent retailers and is close to national multiples including NatWest, B & M, Lloyds Bank, Castello Lounge and The Hind Hotel.



PLANNING

An application is being submitted for Class E (Commercial, Business and Service) and the property is therefore suitable for a range of uses including retail, leisure (indoor sport), health services and offices.

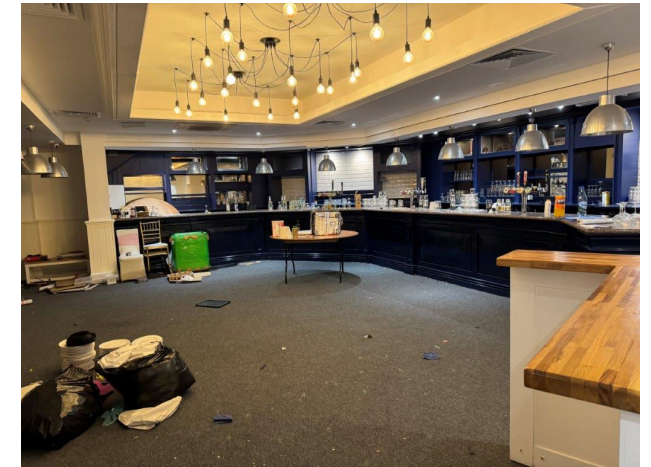
It may be suitable for other uses, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

SERVICES

We are advised that mains services are connected to the premises (gas (no meter), electricity, water & drainage).



THE PROPERTY

The accommodation comprises the ground floor only of a three-storey building (the upper parts are shortly to be converted to provide residential flats).

The ground floor is currently fitted out with two bar areas and a disabled wc to the rear – please see floor plan.

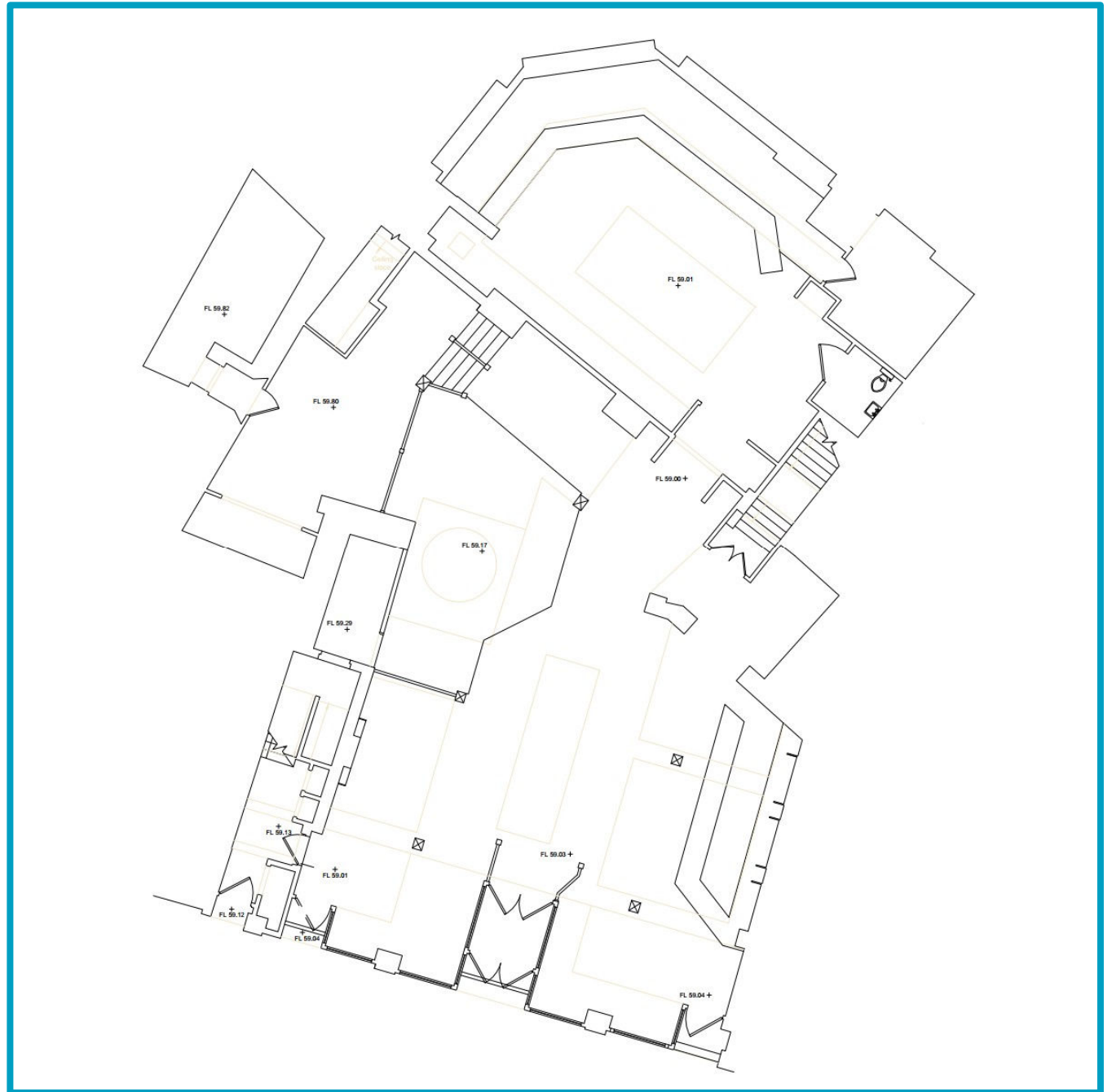
Description	Sq M	Sq Ft
Ground Floor	340.93 sq m	3,670 sq ft
TOTAL	340.93 sq m	3,670 sq ft

The accommodation is suitable for sub-division, subject to the agreement of a scheme.

BUSINESS RATES

Rateable value to be reassessed

Applicants are advised to verify the rating assessment with the Local Authority and as to whether any reliefs would be available.





TENURE

Leasehold: The property is being offered to let on a new effective full repairing and insuring lease, for a term to be agreed. A service charge will be levied to cover the common areas.

The quoting rent is £35,000 per annum exclusive.

All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover abortive costs once contracts are raised.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.



VIEWING

To view and for further details please contact:

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