

TO LET: Well Located Retail Premises

18 Cannon Street, Wellingborough, Northamptonshire NN8 4DN



- 1,442 sq ft over ground and part first floors
- On-street car parking
- Suitable for alternative uses (subject to planning)
- Available to let on a new lease agreement

LOCATION

Wellingborough lies in the heart of the Midlands, some 13 miles north of Northampton (and the M1) and 8 miles south of Kettering (and the A14).

The property is located on a busy road on the edge of the town centre in a secondary retail area, with properties in the vicinity comprising a mixture of dwellings dating from the Victorian era to early 20th Century.

Nearby occupiers include BetFred, Matalan, Aldi and a mix of independent retailers and take-away operators.

ACCOMMODATION

We have measured the property and calculated that it comprises the following Net Internal Areas (NIA):-

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Main Sales Area	51.57 sq m	555 sq ft
Ancillary Sales	42.42 sq m	456 sq ft
Kitchen	9.62 sq m	104 sq ft
Disabled wc		
<u>First Floor</u>		
Storage	30.35 sq m	327 sq ft
TOTAL	133.96 sq m	1,442 sq ft

The accommodation is currently heated/cooled by air-conditioning units and electric storage heaters. Other features includes suspended ceilings with LED lighting.

PLANNING

We understand that the property has established consent for E (Commercial, Business and Service) use which incorporates A1 (retail), A2 (financial & professional services) & A3 (restaurants & cafes) uses.

It may also be suitable for alternative uses, subject to planning.



TENURE

The property is available to let on a new effective full repairing & insuring lease for a term to be agreed.

A rent of £13,500 per annum exclusive is sought.

In all cases the landlord will require a three month security deposit.

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

SERVICES

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

BUSINESS RATES

Rateable Value: £10,250 *

* In line with current Government legislation, if occupied by a business as their sole commercial property, they will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

To be assessed

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

To view and for further details please contact:

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