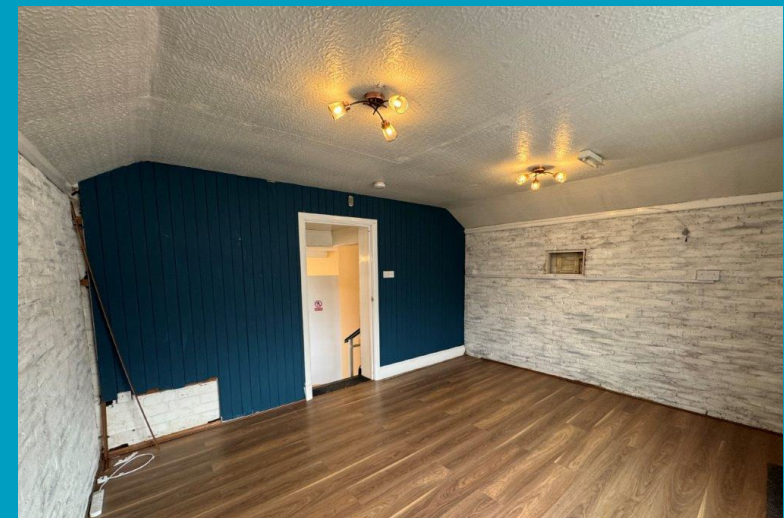


TO LET:

Retail Premises in Village Location

23 School Road, Irchester, Northamptonshire NN29 7AW



- Ground floor 'lock-up' retail premises
- 749 sq ft (69.74 sq m)

- Competitive rent of £10,000 pax (No VAT)
- Available to let on a new lease

LOCATION

The property occupies good location in the popular village of Irchester, approximately three miles south-east of Wellingborough. It is situated close to all village amenities including the medical centre, village hall and school.

ACCOMMODATION

The main retail area is accessed via a UPVC pedestrian door and comprises 398 sq ft (37.04 sq m). Features include parquet flooring and pendant lighting.

An opening to the left of the main retail area leads through to a secondary retail space offering 160 sq ft (14.88 sq m) previously used as a hairdressers with plumbing facilities. This area benefits from wood laminate flooring and pendant lighting.

A door from the secondary retail space leads through to a wc.

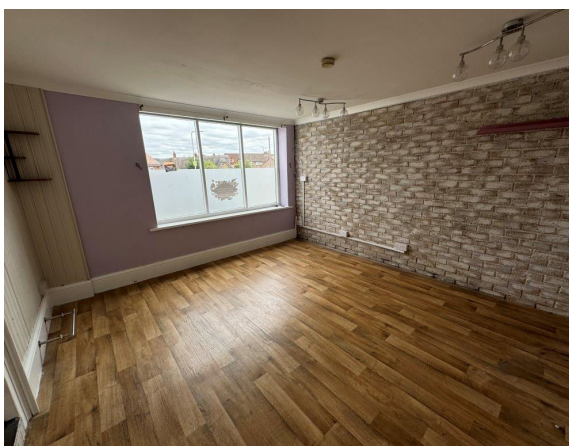
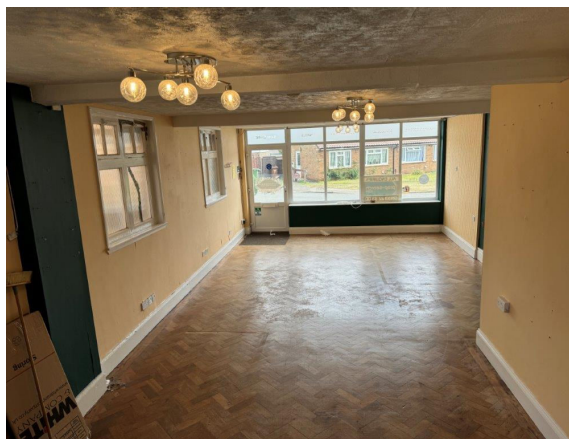
From the main retail area a door leads through to the kitchen and to the wc.

Stairs to the rear of the main retail area lead up to a further room of 172 sq ft (16.02 sq m), previously used as a treatment room. Features include wood laminate flooring and pendant lighting.

ACCOMMODATION	SQ FT	SQ M
<u>Ground Floor</u>		
Main Sales	398 sq ft	37.04 sq m
Ancillary Sales	160 sq ft	14.88 sq m
Rear Sales / Office	172 sq ft	16.02 sq m
Kitchen	19 sq ft	1.80 sq m
wc		
	749 sq ft	69.74 sq m

PLANNING

The unit has most recently been used as hairdressers/beauty salon but could be suitable for a wide range of uses such as retail, showroom, office, healthcare.



TENURE

The property is being offered to let on a new lease, for a term to be agreed. Any lease will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £10,000 per annum, payable quarterly or monthly in advance. We understand that VAT will not 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 recharged at cost to the tenant.

BUSINESS RATES

Rateable value £4,250 *

* 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.

SERVICES

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

EPC

EPC Rating: D

VIEWING

To view and for further details please contact:

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