

Retail Unit to Let

Wellingborough

8 Silver Street, NN8 1BQ



Savills Leeds

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LS1 4AP

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Location

- Wellingborough is a historic market town in North Northamptonshire within the East Midlands, located approximately 11 miles east of Northampton, 8 miles south of Kettering and 20 miles north of Milton Keynes.
- The property is prominently located on Silver Street in Wellingborough town centre, benefitting from strong pedestrian footfall and very close proximity to Swansgate Shopping centre.
- Nearby occupiers include **B&M, JD Wetherspoon, British Red Cross, Lloyds Bank**, alongside a variety of independent retailers, creating a well-established retail destination that serves the local catchment area

Accommodation

The property is arranged over ground and first floor. Approximate net internal areas are:

Ground Floor:	682 sq ft	63.3 sq m
First Floor:	797 sq ft	74 sq m

Tenure

The unit is available by way of new effective full repairing and insuring lease.

Rent

£15,000 PAX.

Rates

Rateable Value: £8,800
UBR 2026/27: £0.382
Rates Payable: £3,361.60

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Available on Request.

Legal Costs

Each party is to be responsible for the own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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