



65 Midland Road, Wellingborough, Northamptonshire,
NN8 1HF

FileNo/2026/AL

65 Midland Road

Wellingborough, Northamptonshire, NN8 1HF



Agreement

To Let



Detail

Retail



Rent/Price

£13,000 pax



Size

94.95 sq m
(1,022 sq ft)



Location

Wellingborough
NN8 1HF



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Agency Surveyor

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Property

The property comprises a ground floor retail unit.

The unit has a large glazed display frontage with the retail area being mainly open plan fitted with part tiled flooring, painted walls and lighting.

To the rear of the retail area is a T Point and WC together with storage.

A door to the rear leads out into a small self contained courtyard area.

Accommodation

The property has been measured on a net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate this it provides the following floor area:-

Area	m ²	ft ²
Zone A	42.24	454
Zone B	23.05	248
Storage and Ancillary	29.81	320
Total NIA	94.95	1,022

Services

We understand that mains electric and drainage are connected to the property.

These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility providers.

Town & Country Planning

We understand the property has planning for Class E use and was most recently used as a tanning salon

Interested parties should make their own enquiries to North Northants Council as to their intended use.

Rates

Charging Authority: North Northants Council
Description: Shop and Premises
Rateable Value: £10,500
Period: 2026-2027

Estimate your business rates at - GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

An EPC will be provided.

Rent/Price

£13,000 per annum exclusive

Tenure

The property is immediately available **To Let** by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

VAT

We understand VAT is not chargeable.

Legal Costs

Each party to bear their own however the ingoing tenant will be required to provide an undertaking to bear the landlords reasonable abortive legal costs should the tenant withdraw from the transaction once papers have been issued.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

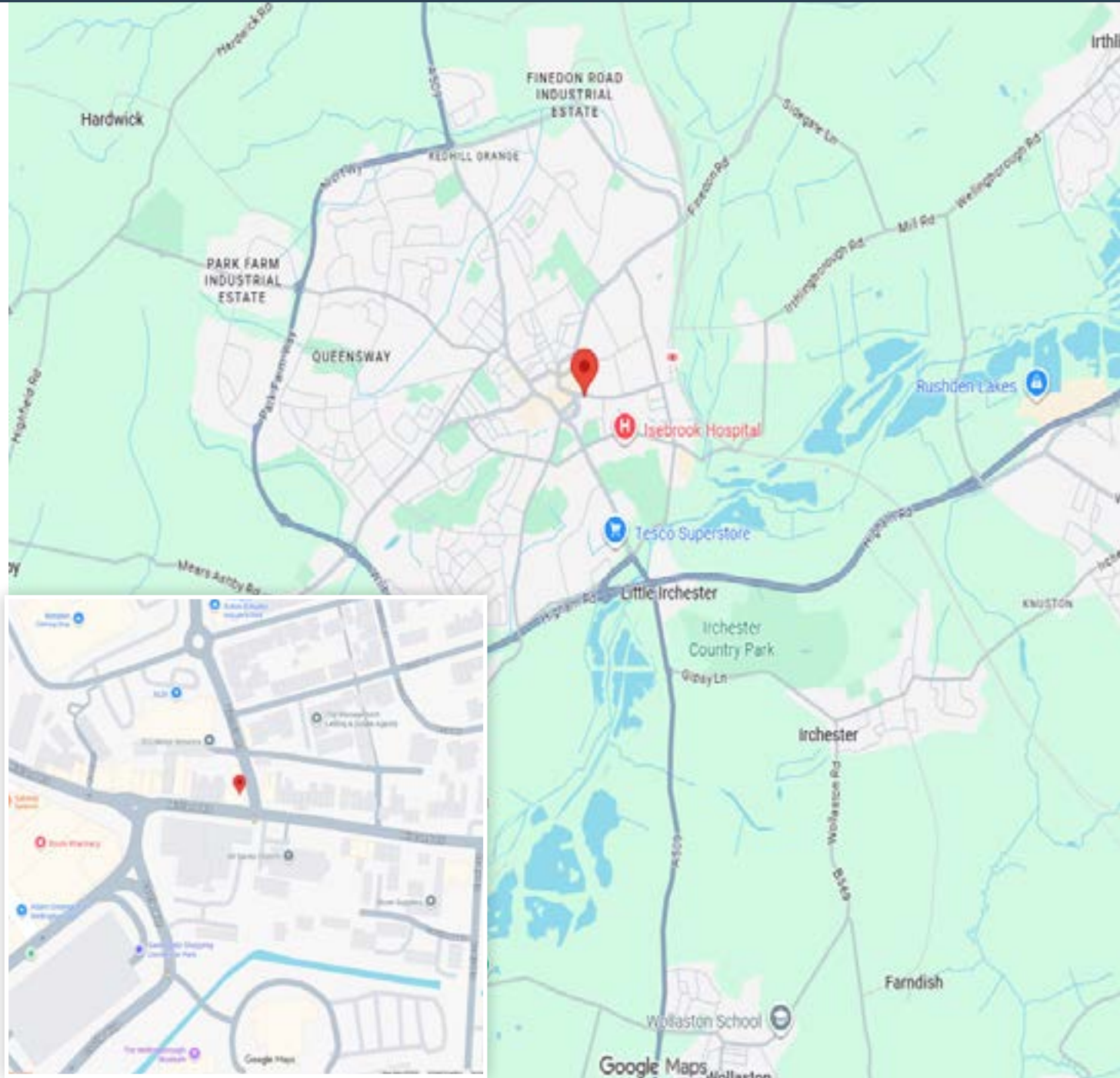
Location

The subject property is prominently located on Midland Road opposite the Police Station and close to the town centre.

Midland Road is a primary thoroughfare which connects the town centre toward the eastern residential areas and the railway station.

Wellingborough Railway station is approximately 1 mile further along Midland Road and provides a mainline service to London St Pancras International with a journey time of under 1 hour and regular trains throughout the day.

The town of Wellingborough is well located being close to the A45 (linking to the A14 to the East and M1 to the West) and the A509 towards Milton Keynes.





Layers

Google Maps



