

TO LET:

Town Centre Retail / Office Premises

8 Silver Street, Wellingborough, Northamptonshire NN8 1BQ



- Two-storey building of 1,479 sq ft (137.39 sq m)
- Located close to Morrisons Supermarket
- Available to let on a new lease
- Quoting rent: £15,000 per annum exclusive

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.

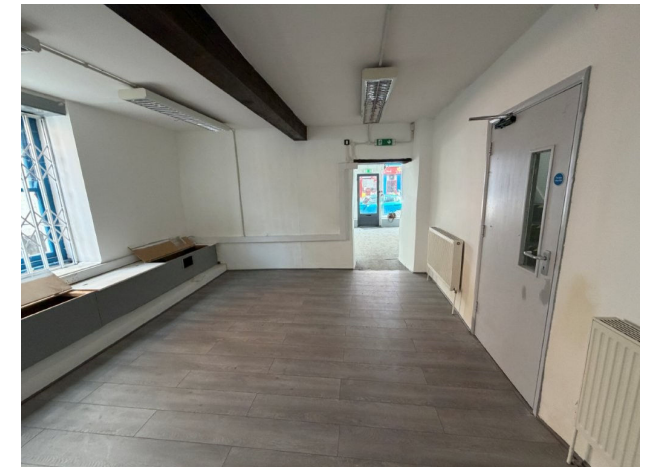
The immediate area is occupied by a mix of local independent retailers and is close to national multiples including B & M, Lloyds Bank, JD Wetherspoon, British Red Cross and Castello Lounge (part of the Loungers Group).

THE PROPERTY

The property is a two-storey retail / office building, constructed of period stone under a pitched tiled roof. The accommodation internally retains many original features.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



ACCOMMODATION

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Main Sales Area	38.19 sq m	411 sq ft
Front Office	5.1 sq m	55 sq ft
Rear Sales / Office wc's	20.05 sq m	216 sq ft
<u>First Floor</u>		
Front Office	32.79 sq m	353 sq ft
Middle Office	21.94 sq m	236 sq ft
Rear Office	19.32 sq m	208 sq ft
TOTAL	137.39 sq m	1,479 sq ft

The property benefits from flooring throughout (mainly carpeting), dado trunking, gas radiator central heating and surface mounted lighting units.

BUSINESS RATES

Rateable value (2026) 8,800 *

* 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.

TENURE

The property is being offered to let on a new full repairing & insuring lease for a term to agreed.

The quoting rent is £15,000 per annum exclusive.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

SERVICES

We are advised that all mains services are connected to the premises (gas, electricity, water & drainage).



LEGAL COSTS

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

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three 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:

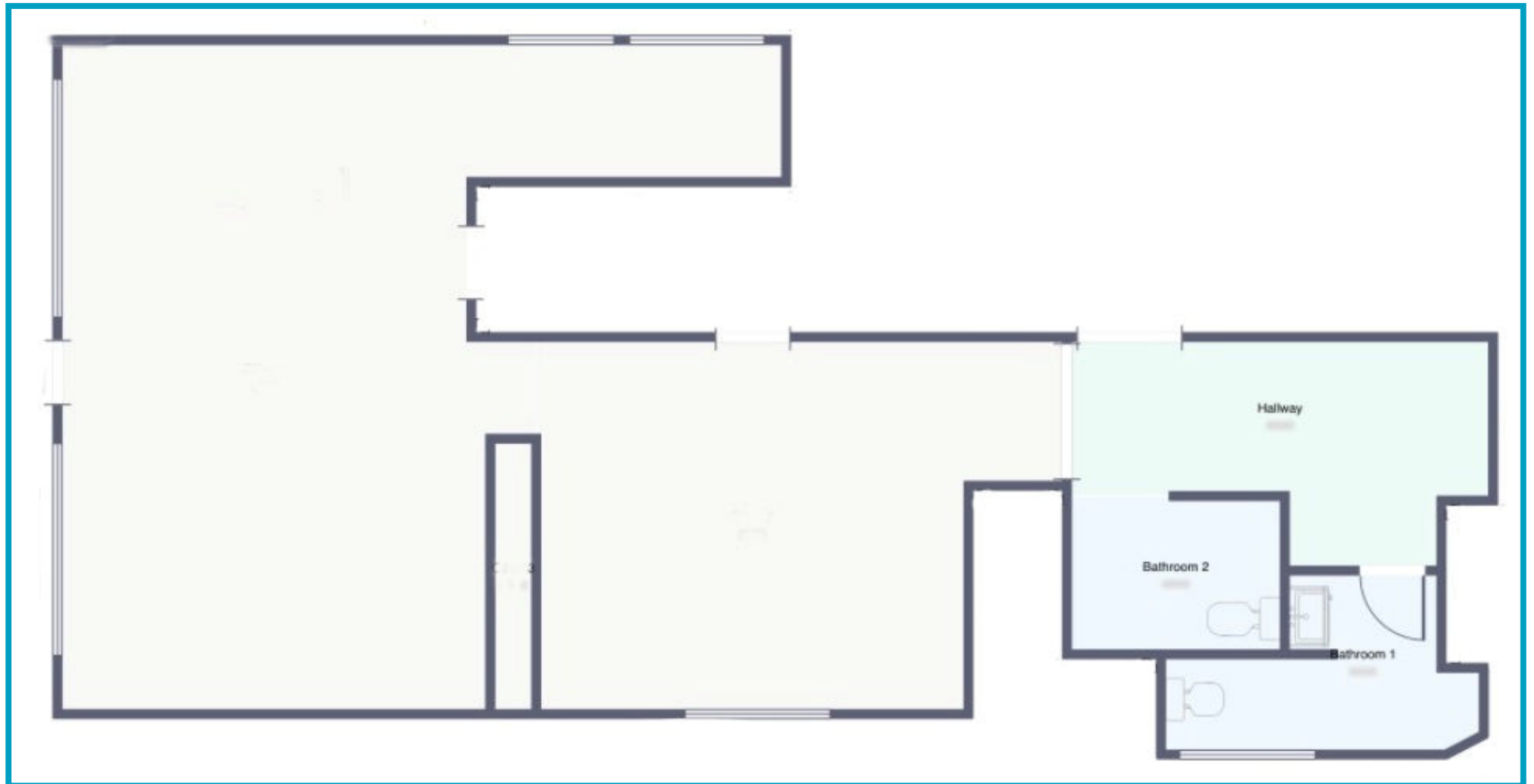
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GROUND FLOOR



FIRST FLOOR

