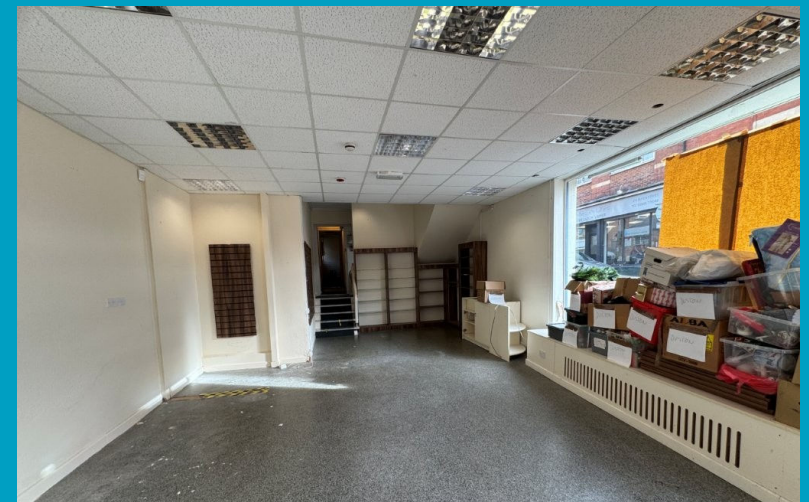


TO LET:

Town Centre Retail Premises with Storage/Office

68 High Street, Rushden, Northamptonshire NN10 0QB



- Ground floor retail unit of 856 sq ft
- Separate first floor office/storage premises of 485 sq ft
- Located opposite Costa Coffee
- Passing rent is £13,000 per annum exclusive

LOCATION

Rushden is in the Heart of the Midlands, some 15 miles east of Northampton (and the M1) and 41 miles west of Cambridge. The town has an urban population of circa 25,500 and a district population of circa 76,500 (at the last census).

The town has over recent years benefitted from investment to improve the shopping areas. The property is situated in the middle section of the High Street, with multiple retailers located nearby including Costa Coffee, Nationwide Building Society, Connells Estate Agent and close to a Iceland and a mix of independent retailers.

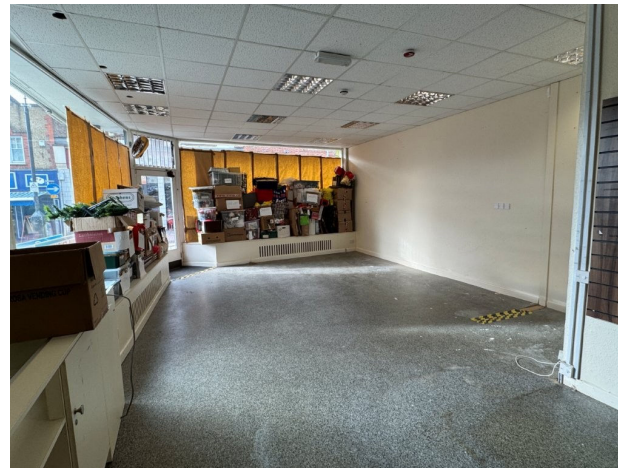
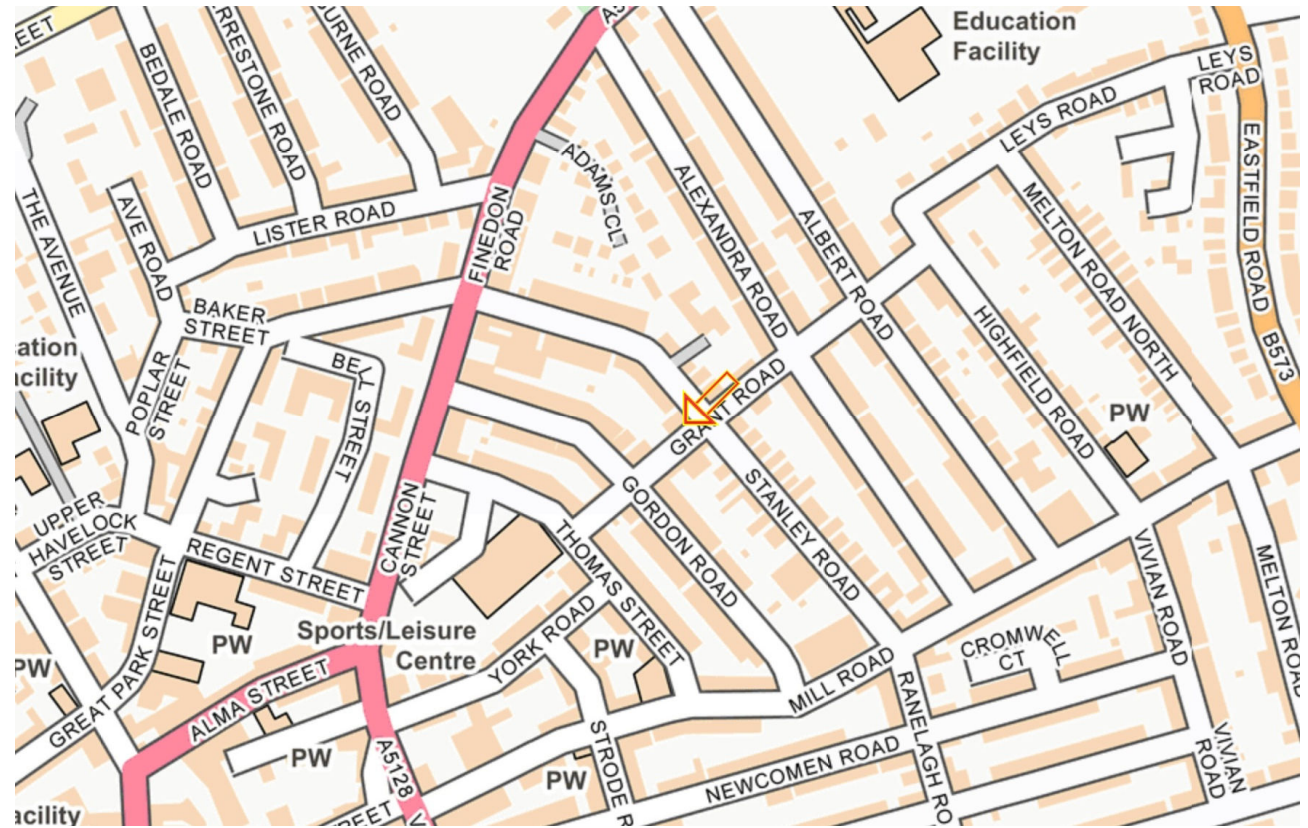
THE PROPERTY

68 High Street – the property comprises the ground floor only providing retail accommodation with ancillary storage and staff facilities.

Rear of 74 High Street – the property comprises the entire first floor compromising office/storage accommodation with ground floor staff facilities.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



ACCOMMODATION

68 HIGH STREET		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales	52.58 sq m	566 sq ft
Offices/Storage	23.04 sq m	248 sq ft
Kitchen	3.90 sq m	42 sq ft
wc's		
TOTAL	79.52 sq m	856 sq ft

The sales area benefits from a suspended ceiling with inset lighting and gas radiator central heating.

REAR OF 74 HIGH STREET		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Kitchen		
wc		
<u>First Floor</u>		
Office/Storage 1	36.14 sq m	389 sq ft
Office/Storage 2	8.92 sq m	96 sq ft
TOTAL	45.06 sq m	485 sq ft

The accommodation is heated by way of wall mounted electric storage heaters.

BUSINESS RATES

68 High Street	
Rateable value	£ 9,600

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

TENURE

The property is being offered to let on assignment of the existing internal repairing and insuring lease to expire 31st December 2028, subject to an option to determine the lease 31st December 2026.

The lease is contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The passing rent is £13,000 per annum exclusive, payable quarterly in advance on the traditional quarter dates - no reviews. We understand that VAT is not payable on the rent.

A new lease may be available, subject to covenant and negotiations.

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 mains services are connected to the premises (gas - 68 High Street only, electricity, water & drainage).



LEGAL COSTS

Each party is to bear their own legal costs.

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.

The successful applicant will also be required to pay a fee of £50 + VAT to enable us to process tenant details for the purpose of Anti-Money Laundering Regulations.

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

ALL ENQUIRIES

prop-search
.com

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