

# To Let

## PROMINENTLY POSITIONED VEHICLE WORKSHOP

35 Oxford Street  
Wellingborough NN8 4JF



- Attractive corner position
- On site parking
- Suitable for a range of uses (STP)

To Let £33,450 per annum exclusive

## Location

The property is prominently positioned on Oxford Street, a busy arterial route close to Wellingborough town centre. The surrounding area is a well-established commercial location with a mix of national and local occupiers, providing good visibility and strong passing traffic. Wellingborough benefits from excellent transport links, with the A45 and A509 connecting to the M1 and A14, while Wellingborough Railway Station offers regular services to London St Pancras in under an hour.

## Accommodation

The accommodation comprises a prominently positioned end-of-terrace corner unit of traditional brick construction. The property benefits from concertina industrial doors to both the front and rear elevations, together with security shutters and personnel doors to the frontage. Internally, the space is arranged to provide a vehicle workshop, ancillary storage areas, staff and customer welfare facilities, and a reception/customer area located towards the front of the property.

The accommodation also provides a number of car parking spaces, which can be accessed via Wood Street

## Areas

	Sq Ft	Sq M
Gross Internal Area	4,687	435.42
<b>TOTAL</b>	<b>4,687</b>	<b>435.42</b>

## Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant / purchaser will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

## Rent

To Let £33,450 per annum exclusive

## Terms

The property is available by way of a lease assignment held by National Tyre Service Ltd on a 25-year term expiring 9 April 2033, at a passing rent of £33,450 per annum. A full copy of the lease is available upon request from the agents.

## Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

**Rateable Value:** £30,000  
**Rates Payable:** £14,970

## Legal costs

Each party is to be responsible for their own legal costs.

## VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

## EPC

Available upon request.

## Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

## Viewing

To View and for further details please contact:

**Ravi Varambhia - Underwoods**  
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