

TO LET:

Prime Town Centre Retail Premises

38 High Street, Rushden, Northamptonshire NN10 0PJ



- Ground floor retail premises of 965 sq ft (89.68 sq m)
- Available to let on a new lease
- Located between Greggs and Poundstretcher
- Quoting rent of £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 prime shopping area of the High Street between Poundstretcher and Greggs, close to Superdrug, Card Factory, Specsavers and Iceland, and other independent retailers.

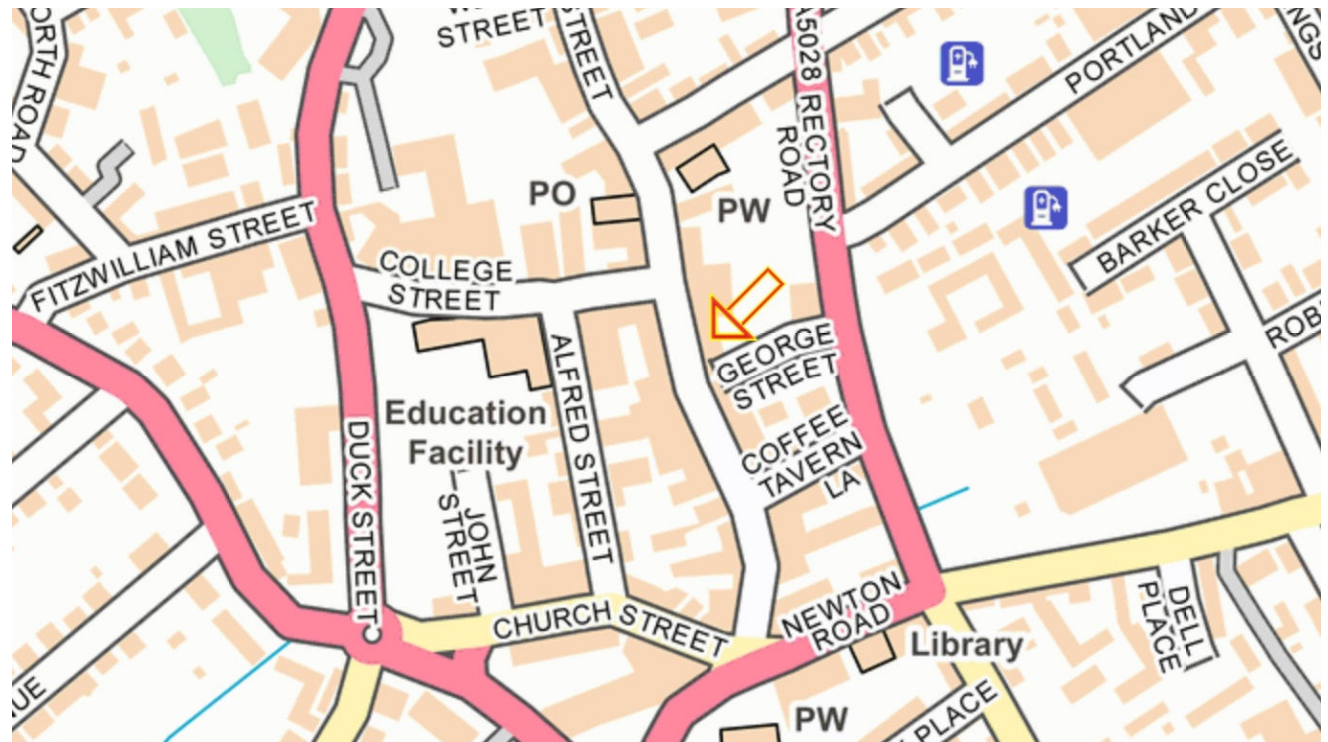
Various car parks in the town centre offer free parking.

BUSINESS RATES

Rateable value (2026) £ 9,800 *

* 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.



THE PROPERTY

The premises primarily comprises the ground floor of a larger building of traditional brick construction with first floor staff facilities and basement storage.

ACCOMMODATION

38 HIGH STREET		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales	40.99 sq m	441 sq ft
Rear Office/Storage	15.03 sq m	162 sq ft
Kitchen	1.8 sq m	19 sq ft
cc		
Basement	31.86 sq m	343 sq ft
TOTAL	89.68 sq m	965 sq ft

The sales area benefits from a suspended ceiling with inset LED lighting.



TENURE

The property is being offered to let on new internal repairing and insuring lease + shop front for a term to be agreed. Any lease will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £13,000 per annum payable in advance. All figures quoted are exclusive of any VAT the landlord has a duty to charge.

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

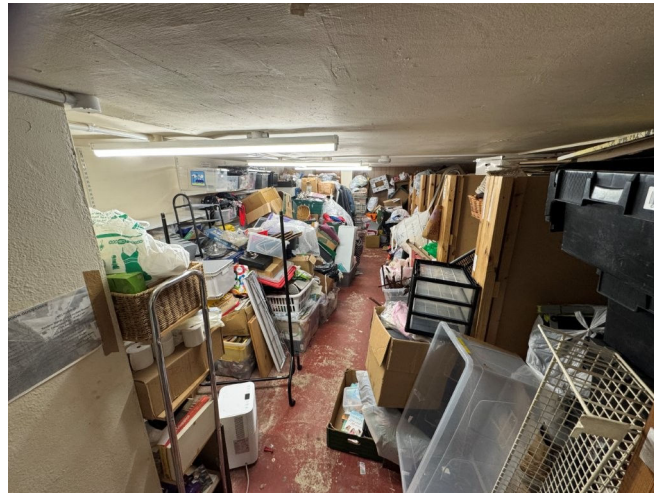
The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D (95)



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:

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ALL ENQUIRIES

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