

TO LET: Retail Premises with A3 (restaurant) consent

31 Station Road, Earls Barton, Northamptonshire NN6 0NT



- Retail unit with A3 restaurant consent and large kitchen preparation area to the rear
- Ground floor premises offering 1,086 sq (101.00 sq m)
- Available to let on a new lease

LOCATION

Earls Barton is a large busy village located within the Borough of Wellingborough. It is strategically placed next to the A45 westwards to Northampton and the M1 (J15, 15a & 16) and eastwards to Rushden, Thrapston and the A14.

The subject property is located on Station Road, close to the centre of the village and other shops including a hairdressers, pet shop, chemist, Londis convenience store and other local independent retailers.

ACCOMMODATION

The property is of traditional brick construction with a render finish, the main roof being pitched and tiled to the front section with a flat roof structure to the rear – with three roof domes giving excellent natural light.

A two-storey mezzanine structure has been built within the rear food preparation /kitchen area.

Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Café Area	36.55 sq m	393 sq ft
wc and cloakroom		
Food Preparation	37.70 sq m	406 sq ft
Cake Lab	13.49 sq m	145 sq ft
Storage	1.24 sq m	13 sq ft
wc		
<u>First Floor</u>		
Office	12.02 sq m	129 sq ft
TOTAL	101.00 sq m	1,086 sq ft

PLANNING

We understand that the property has established consent for A3 (restaurant) use, with the current ability to trade:

Monday to Friday	08:00 to 18:00
Saturday	08:30 to 18:00



TENURE

The property is being offered to let on a new internal repairing and insuring lease (+ shop front), for a term to be agreed. The quoting rent is £11,500 per annum exclusive.

All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

BUSINESS RATES

Rateable value £6,400 *

* 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 with the Local Authority.

SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage). None have been tested by the agent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C (56)

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

To view and for further details please contact:

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