

TO LET: Town Centre Offices



**1 Queen Street
Rushden
Northamptonshire NN10 0AA**

- Self-contained first and second floor offices of 1,049 sq ft (97.43 sq m)
- Good internal condition
- Available to let on a new lease agreement as a whole (may split)

LOCATION

The property is at the bottom of Queen Street at its junction with the High Street. A pedestrian door on Queen Street – served by a telephone entry system – gives access to the offices. The ground floor retail unit is occupied by the RSPCA and nearby occupiers include Connells, Costa Coffee, Co-op Funeralcare and Midland Bank.



THE PROPERTY

The property comprises a brick built building of traditional construction – offering self-contained first and second floor offices.

The accommodation is fitted to a good internal condition to feature gas radiator central heating, surface mounted strip lighting, carpeting and window blinds (to most windows)

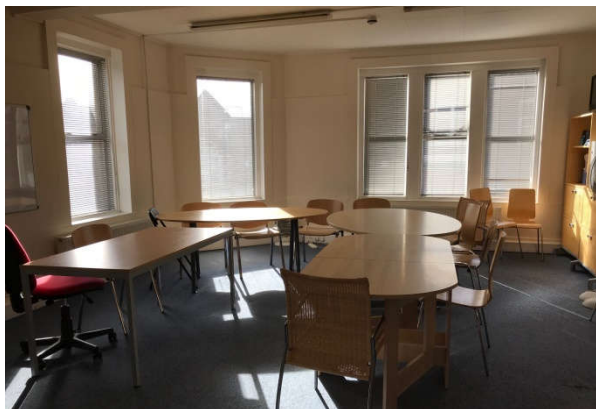
First Floor

Office 1 (front)	400 sq ft	37.14 sq m
Office 2 (rear)	151 sq ft	14.00 sq m

Second Floor

Office 3 (front)	192 sq ft	17.88 sq m
Office 4 (middle)	167 sq ft	15.50 sq m
Office 5 (rear)	112 sq ft	10.36 sq m
Kitchen	27 sq ft	2.55 sq m
wc		

Total **1,049 sq ft** **97.43 sq m**



TERMS

The offices are being offered to let on a new internal repairing and insuring lease, for a term to be agreed. Any lease will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1965.

The quoting rent is £6,500 per annum exclusive.

DEPOSIT

The landlord will require a minimum deposit of three months rent to be held for the duration of the lease.

BUSINESS RATES

To be re-assessed.

The offices are currently held under two rating assessments totalling £5,850 *The Government has announced that businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates (*Effective April 2017*).

Applicants should satisfy themselves of these figures and further information is available through the Local Authority.

SERVICES

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

LEGAL COSTS

Each party is to bear their own legal costs.

VIEWING

To view and for further details please contact:

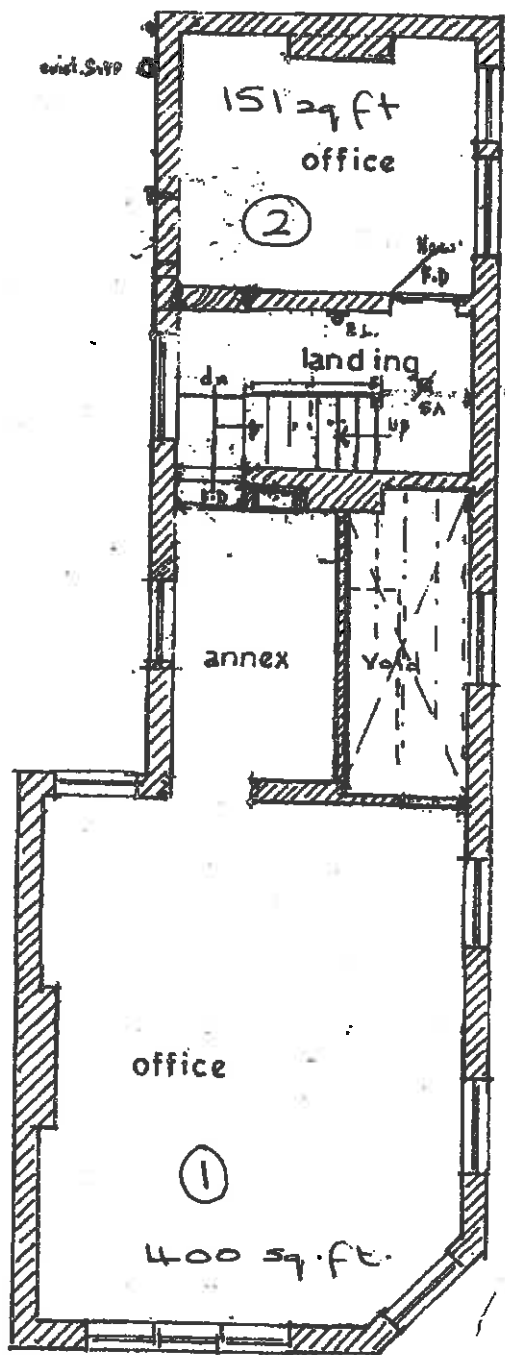
Samantha Jones

Email: samjones@prop-search.com

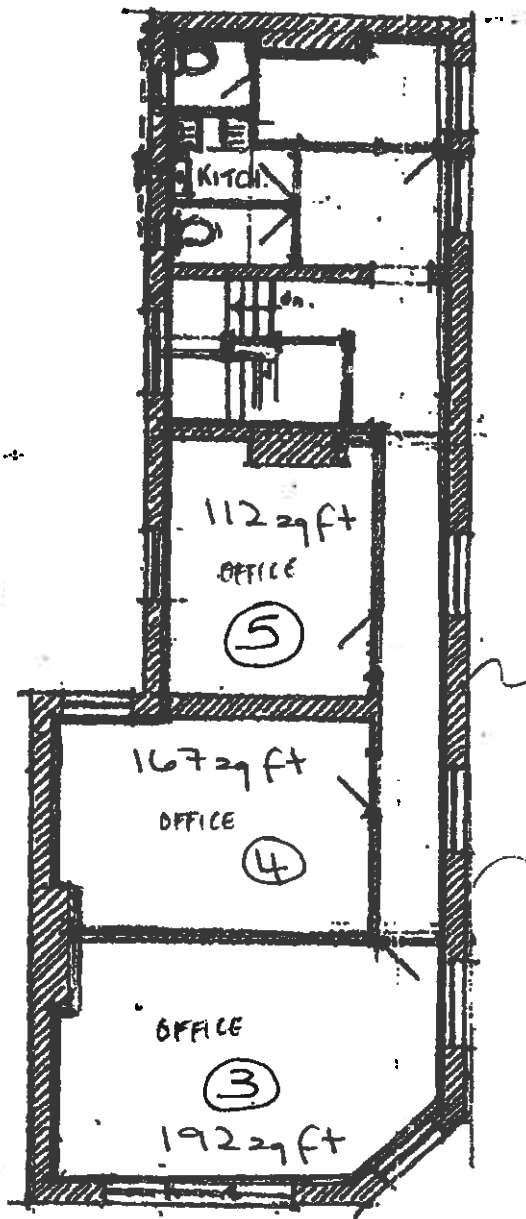
Telephone: 01933 223300

prop-search
.com

DISCLAIMER: This brochure and the description and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed



first floor



second floor