



## Retail Unit To Let

Unit 3, Newton Centre, Newton Road, Rushden, NN10 0PR





# LOCATION

Rushden is located in the county of Northamptonshire, between Kettering and Bedford. Over recent years the town has benefitted from investment to improve shopping areas.

The property is situated on Newton Road, Just off the High Street located in a prominent position in Rushden Town Centre. Nearby occupiers include both local and national retailers with the likes of Tesco, Boots, Peacocks, Domino's and Lidl located close-by.

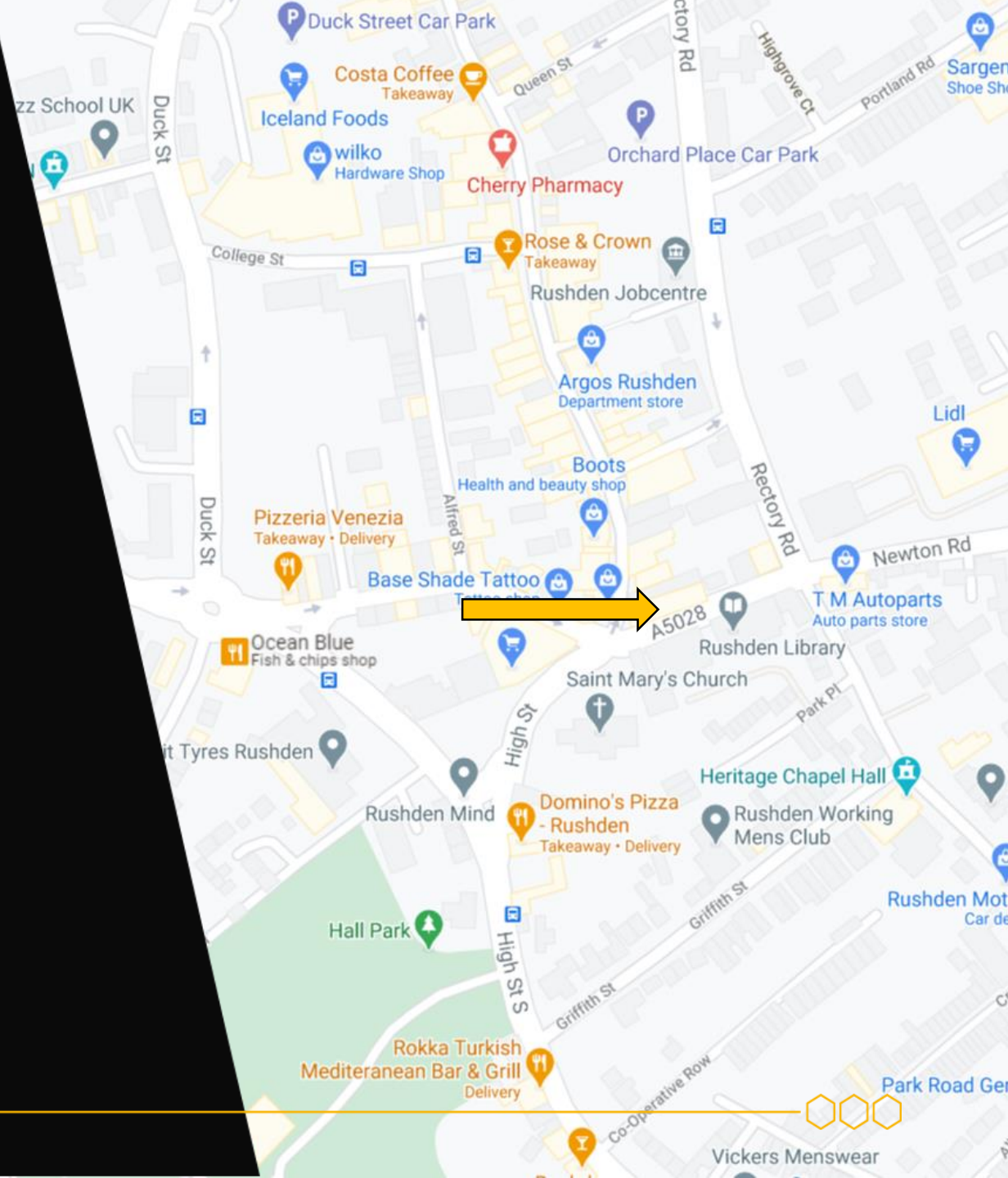
The unit also benefits from good public transport links providing a heavy footfall.

**Drive time to Northampton** 25 minutes

**Rushden Lakes Shopping Centre** 1.5 Miles

# ACCOMODATION

The property comprises an open plan ground floor commercial premises, with a kitchenette and W/C facilities. Given the layout and size, the property is suitable for a range of uses subject to planning.



### ACCOMMODATION

The unit provides the following approximate floor areas on a Net Internal Area (NIA) basis:

<b>TOTAL</b>	<b>114.6sq m</b>	<b>1,234sq ft</b>
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### RENT

£15,000 per annum exclusive.

### TENURE

Available by way of a new lease.

### SERVICE CHARGE

More information available upon request.

### BUSINESS RATES

Rateable Value:	£7,900
Rates Payable 20/21:	£3,942 per annum

May be eligible for 100% Small Business Rates Relief.

### USE

Use Class E permitted.

### EPC

EPC rating is D (91).

### VAT

No VAT payable.

### LEGAL COSTS

Each party to cover their own legal costs.

### CONTACT

Through Sole Agents:

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