



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP CAFÉ/RESTAURANT PREMISES

NIA 53.57 sq m (577 sq ft) approx



**2 HAMBLIN COURT  
HIGH STREET  
RUSHDEN  
NORTHANTS NN10 0RU**

**TO LET – NEW LEASE - £8750 per annum exclusive**

This lock-up café premises is located in a mixed use courtyard just off the Rushden High Street. The property has good frontage along with good sales area and kitchen space with storage and cloakroom/wc. There is one car parking space to the rear in a private car park. The property benefits from laminate flooring, suspended ceiling with air conditioning and LED lighting.

Hamblin Court has a mixture of small retail businesses as well as some office and residential accommodation to the flats on the upper floors.

Rushden has a population of approximately 30,000 with a wider catchment area from the surrounding towns and villages.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

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**NET INTERNAL AREAS:**

Retail Sales Area: 40.65 sq m (437 sq ft)  
Kitchen Area: 12.92 sq m (139 sq ft)

**TOTAL: 53.57 SQ M (605 SQ FT)**

**THE PROPERTY:**

Main Entrance from Hamblin Court leading to:-

Ground Floor:

L-shaped Sales Area, Rear Kitchen, Cloakroom/wc & Storage.

Outside:

One car parking space available in private car park accessed off Rectory Road.

**LEASE:**

New Lease on internal repairing and insuring basis.

**TERM:**

Negotiable terms with a minimum of 3 years required.

**RENT:**

£8750 per annum exclusive paid quarterly in advance by standing order.

**RENT REVIEWS:**

Every third year upwards only to open market value.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

**PREMIUM:**

None.

**SERVICES:**

We understand that mains water, electricity, gas and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

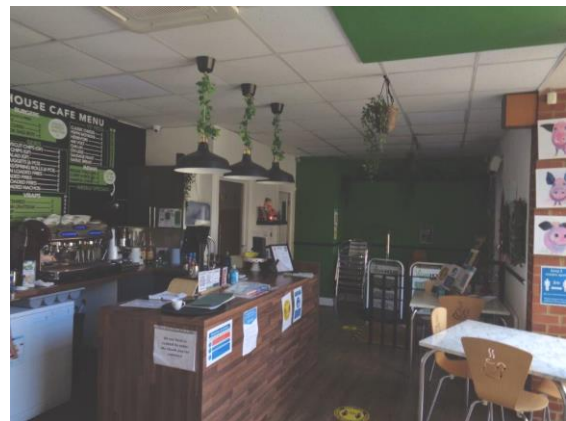
From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £5500. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Each party to be responsible for their own legal costs in respect of this new lease.

**ENERGY PERFORMANCE ASSET RATING:**

C-68



716/DW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods BSc(Hons) MRICS – Tel: 01933-441464  
or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

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**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.