



TO LET

50 MARKET STREET, WELLINGBOROUGH NN8 1AA

183.2 Sq M (1,972 Sq Ft)

- Prime town centre retail unit formerly occupied by Colemans Stationery
- Potentially suitable for a range of uses (subject to planning)
- Nearby occupiers include O2, Lloyds Bank, Barclays Bank and HSBC
- EPC 'C'

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LOCATION

The town of Wellingborough is well located being close to the A45 and A509. The A45 links the A14 to the east and the M1 to the west. Northampton is approximately 30 minute drive away.

DESCRIPTION

The property comprises a prominent three storey premises with access for deliveries to the rear. The ground floor is predominantly open plan with an office / store, WC's and a kitchen. The first floor is currently occupied by Fit4Her and the second floor by a hair salon.

There are a number of potential alternative uses, including as a restaurant, subject to planning.

ACCOMMODATION

50 Market Street Wellingborough	Size (Sq M)	Size (Sq Ft)
Shop & premises	183.2	1,972

BUSINESS RATES

The property has been assessed as follows:-

Unit	Rateable Value – 2019/20	Estimated rates Payable
50 Market Street Shop & premises	£27,500	£13,860

For more information please visit
<https://www.tax.service.gov.uk/view-my-valuation/cca/search>

TERMS

The property is available to let on terms to be agreed. Guide rent of £35,000 per annum exclusive.

VAT

VAT is payable on the rent.

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING

Strictly by appointment with the sole agents.

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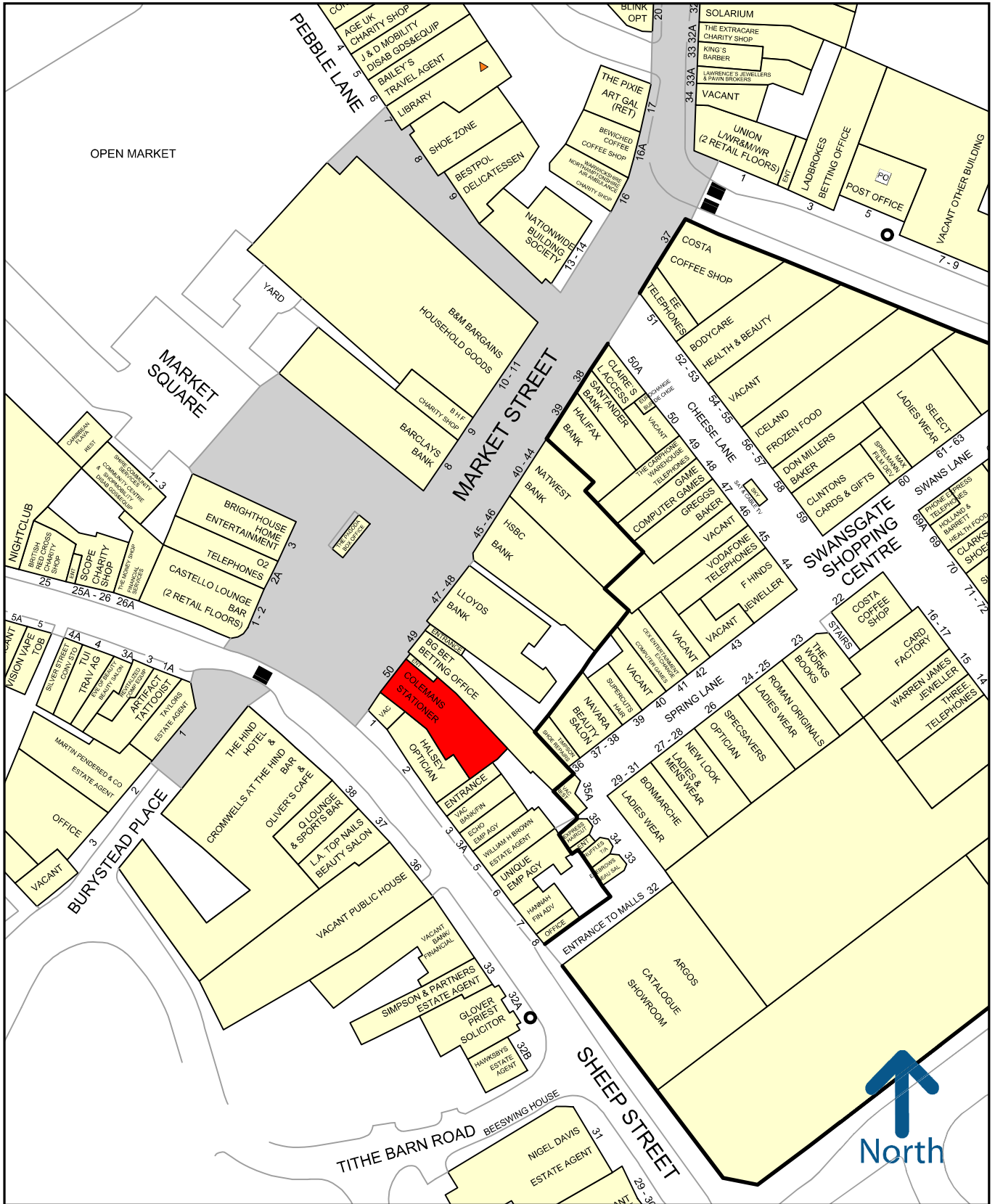


IMPORTANT NOTICE

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Figures quoted in these particulars may be subject to VAT in addition. **Compiled: April 2019**



Experian Goad Plan Created: 29/04/2019
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