

## RETAIL PREMISES IN LARGE POPULAR VILLAGE TO LET



**31 STATION ROAD  
EARLS BARTON  
NORTHAMPTONSHIRE  
NN6 0NT**

- Former bakery premises
- Retail unit with additional area for additional retail or workshop uses
- Ground floor only
- Side access/loading
- Immediately available on new lease terms

## 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.

The ground floor retail unit comprises a main sales area of approximately 366 sq ft (34.07 sq m) with storage and kitchen facilities. Additional retailing/workshop space of 571 sq ft (53.21) is provided to the rear, with wc facilities

The accommodation benefits from non-slip flooring throughout, fluorescent strip lighting and gas radiator central heating.



## PLANNING

The property currently has an A1 planning consent for general retail use, although could be suitable for alternative uses (subject to planning).

## TERMS

The ground floor unit is available to let on a new internal repairing and insuring lease (+ shop front) for a term to be agreed.

Any lease will be outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

## RENT

The property is being offered at a guide rent of £10,000 per annum exclusive. Rent will be payable monthly or quarterly in advance by standing order.

Rental incentives may be available.

## DEPOSIT

A rent deposit equivalent to three months rent will be required as security.



## BUSINESS RATES

Rateable Value

£6,400 \*

**\* From April 2017 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 all mains serviced are connected to the shop (electricity, gas water & drainage).

Prospective tenants should note that none of the services have been tested by Prop-Search.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

To view and for further details please contact:

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