

PROMINENT TOWN CENTRE RETAIL PREMISES TO LET



**1 CAMBRIDGE STREET
WELLINGBOROUGH
NORTHAMPTONSHIRE
NN8 1DJ**

- Highly visible premises on main one-way system
- Frontage to Cambridge Street and Park Road
- Ground floor and first floor accommodation of 1,664 sq ft
- Available to let on a new lease

LOCATION

Wellingborough lies in the Heart of the Midlands, some 13 miles north of Northampton (and the M1) and 8 miles south of Kettering (and the A14). The Borough population is currently approximately 75,600 (2011) and is home to nearly 3,000 businesses. Further expansion of the town is now progressing at 'WEAST' (Wellingborough East) which will provide for an additional 12,800 new homes and around 3 million sq ft of employment.

A regular (every 30 min) mainline train service runs to London St Pancras International Station with a journey time of circa 45 - 50 mins. Road networks are equally impressive - sitting within the 'Golden Triangle', Wellingborough has fast and easy access to the A45, A14, M1, A1 and M11, as well as being within a 60 mile radius of 4 International airports including Luton, Birmingham, East Midlands and Heathrow.

The property faces out across a flagged area of paving directly on the corner of Church Street with Park Road, and Market Street and Cambridge Street. Nearby occupiers include Rutherfords Locksmiths, The Cutting Room public house, Rafferty's public house and Tresham College.

All public car parking in the town centre is free.

ACCOMMODATION

The imposing town centre property is constructed of solid brick walls under a multi-pitch tiled roof. It benefits from extensive window displays and security shutters.

The unit offers retail accommodation over ground and first floors of 1,664 sq ft.

Ground Floor	82.08 sq m	884 sq ft
First Floor	72.50 sq m	780 sq ft

TERMS

The accommodation is being offered to let on a new effective full repairing and insuring lease, for a term to be agreed.

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

RENT

A guide rent in the order of £16,500 per annum exclusive is sought.

VAT

All figures quoted are exclusive of any VAT that the Landlord has a duty to impose.

We understand that the property has been elected for VAT and therefore VAT will be chargeable on the rent.

DEPOSIT

The Landlord will require a minimum three month deposit as security to be held for the duration of the lease.

BUSINESS RATES

Rateable Value £9,600 *

* The Government has announced that businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will not pay business rates.

Applicants are advised to verify the rating assessment with the Local Authority – Wellingborough Borough Council.

BUILDINGS INSURANCE

The Tenant will be responsible for repaying to the Landlord a fair and reasonable proportion of the premium in relation to the buildings insurance in relation to the premises and to the going market value

PLANNING

The premises has an established use as A1 (retail).

SERVICES

We understand that mains services including electricity, water and drainage are connected to the property. None of these have been tested by Prop-Search.

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

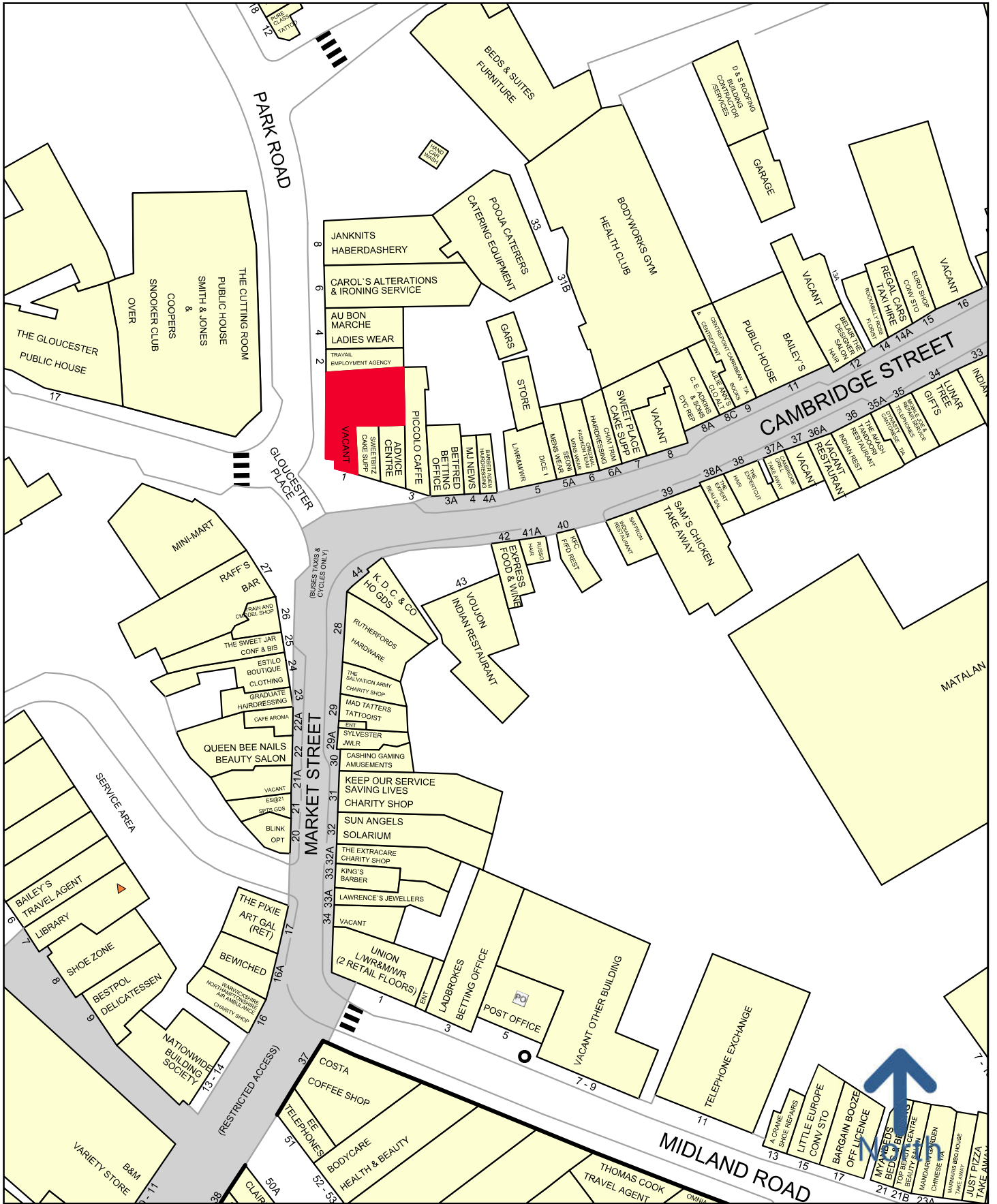
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