



Brook Street
Hargrave, Northamptonshire NN9 6BP



Simpson & Partners

A traditional brick and stone building in rural location, with workshop come storage area downstairs leading to office upstairs.
Off road gated private gravel and concrete car park, shared with Unit 2.
Entrance through personnel door in traditional wooden barn doors into brick and stone rural workshop area around 700sq feet. Kitchen area with sink and boiling water tap, dishwasher, cupboards. Toilet. Work bench, electrical sockets, second smaller double door exit.
Staircase leading to mezzanine balcony, leading into office. Velux windows in the roof, plus window to floor level. Electric sockets. Storage cupboard area through door. Total area upstairs around 300sq feet.

Outside storage area adjacent to barn for bin storage.

Flexible rental terms offered. Annual rent £10,000, no VAT paid monthly in advance

Deposit of £2,500.00 due at start of lease

Service charge of around £500.00 pa on top of rent, paid quarterly in arears. This covers outside property maintenance including; car park tidying, grass cutting, window and gutter cleaning and maintenance; outside car park light; water and sewage rates.

Electricity.

The electricity supply is from renewable solar energy, paid quarterly, currently at 28p/unit. There is no other meter charge.

Telecoms.

Responsibility of tenant.

Property insurance.

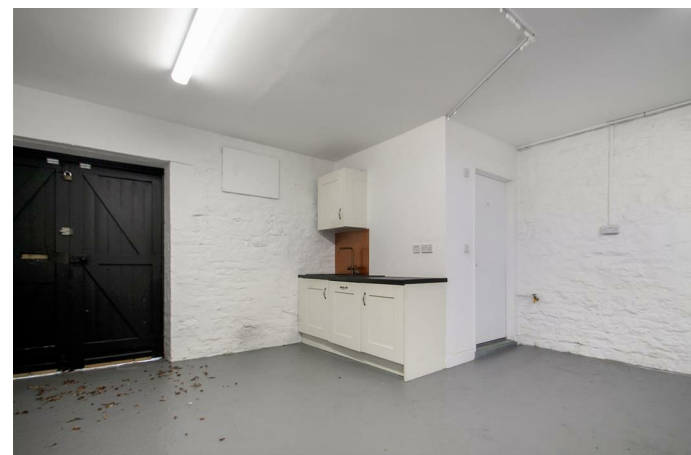
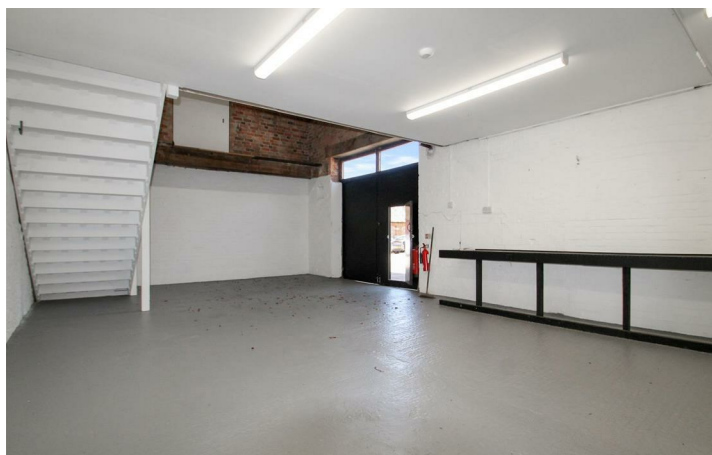
This covers property and associated public liability with the building. It is paid at start of tenancy, then annually in November, currently at around £550.00, but is dependant on type of tenant use. Tenant is responsible for other insurances.

Business rates.

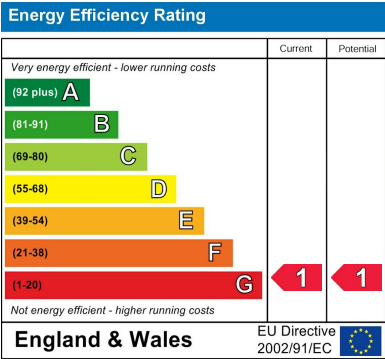
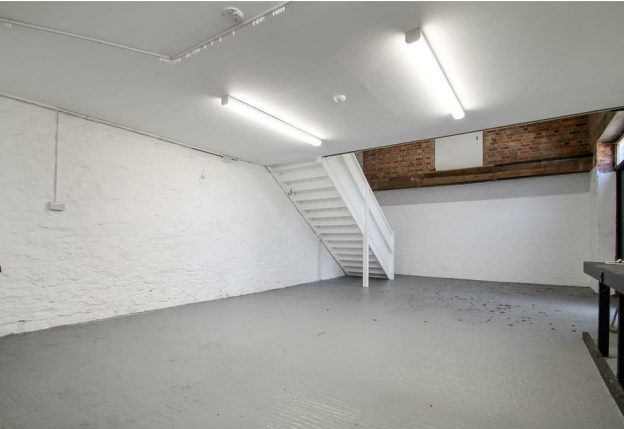
Current business rate relief of up to 100%. North Northants Council for details.

Call 01832 731222 for viewings.

£10,000 Per Annum



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