

47 Market Street |
Wellingborough | NN8 1AE

Retail Unit (Ground/Basement) | To Let



Key features

- Prime town centre location
- Situated on the pedestrianised Market Street
- Available now
- Potential ground floor subdivision (see floor plan)

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Location

The property is situated on the main pedestrianised section of Market Street adjacent to Natwest close to the main entrance of the Swansgate Shopping Centre. Other nearby occupiers include Castello Lounge, O2, VPZ, Lloyds Bank and B&M.

Description

The property comprises a prominent double fronted ground floor unit with ancillary in the basement.

The landlord is looking to convert the upper parts to residential use.

Please note that there is a sub-basement loading area which is available depending on the end use/occupier.

Accommodation

The property has the following approximate dimensions and floor areas:-

Ground floor		234.02 Sq.m		2,519 Sq.ft
Basement anc		91.78 Sq.m		988 Sq.ft

Subdivision

The ground floor can be subdivided to create the following units:-

Retail Unit 1		147.50 Sq.m		1,588 Sq.ft
Retail Unit 2		86.50 Sq.m		931 Sq.ft

The basement ancillary can be demised as required.

Rent

The quoting rent for the entire ground floor and basement is £50,000 per annum exclusive or:

Retail Unit 1 - £32,500 per annum exclusive.

Retail Unit 2 - £22,000 per annum exclusive.

The rents quoted are exclusive of business rates, insurance, VAT and all other outgoings.

Terms

The property is available on a new full repairing and insuring lease basis.

EPC

Further details available upon request. D 81.

Rates

The accommodation will need to be reassessed.

The VOA website shows that the new Rateable Value from April 2024 will be £41,750. For rates payable please refer to the Local Charging Authority, North Northamptonshire Council - 0300 126 3000.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

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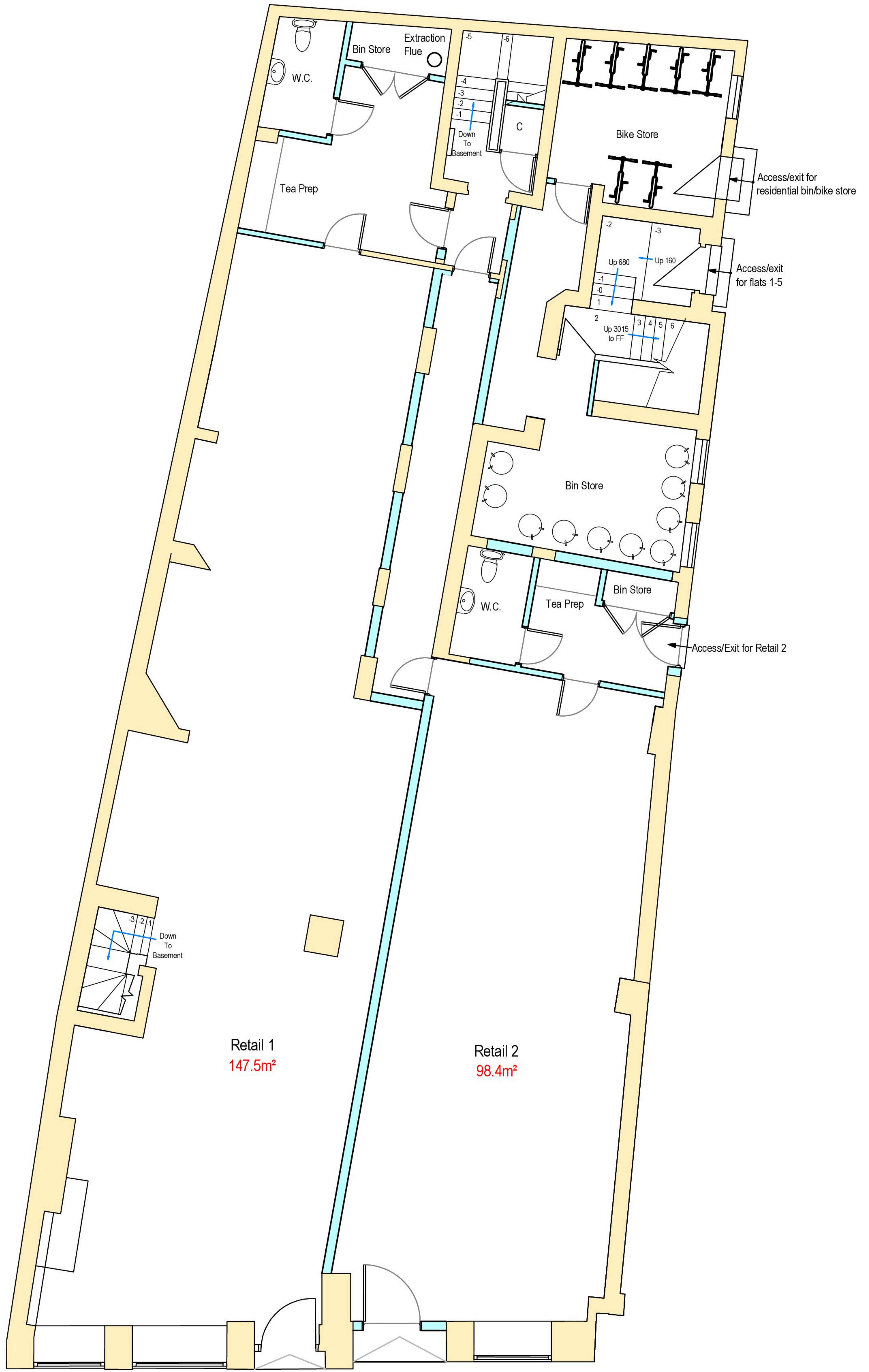
VIEWINGS - Strictly by appointment

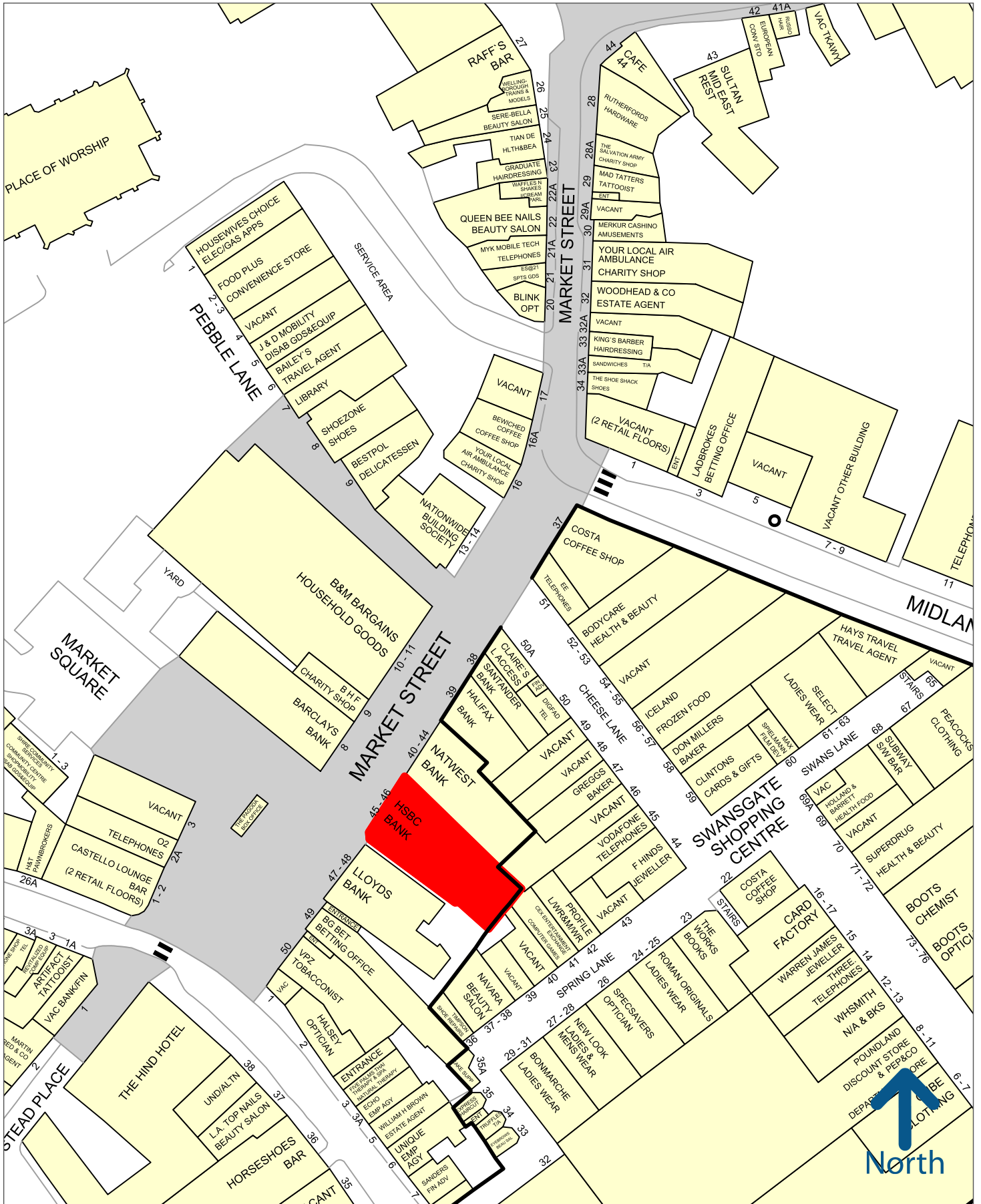
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47 Market Street, Wellingborough, NN8 1AE (Ground Floor Sub-Division Plan)





50 metres

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