

CHARLES ORLEBAR

Estate Agents & Auctioneers

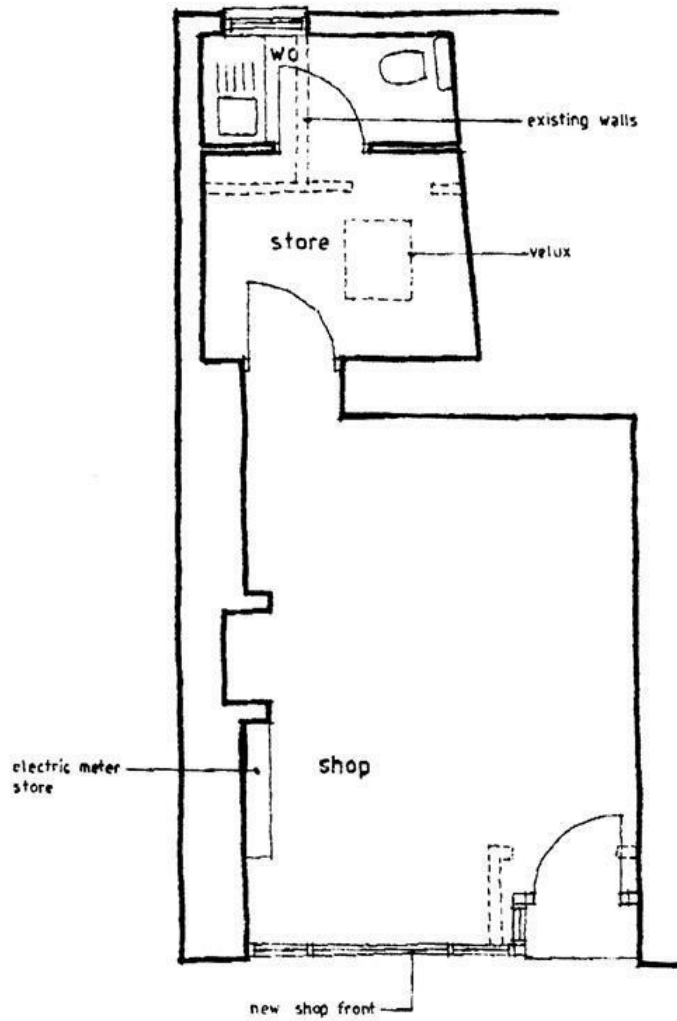


12 High Street, Higham Ferrers, Rushden, Northamptonshire, NN10 8BL

Charles Orlebar presents - A ground floor retail shop within the conservation area of Higham Ferrers. Located just offset from the Market Square opposite the pedestrian crossing with the protected retail ribbon of the High Street. A1/A2 usage providing 27sqm of floor area. Available now on a minimum 2 year FRI (Full Repairing and Insuring) lease.

- Ground floor retail shop
- Store and toilet
- Off road parking space
- Electric heating
- Historic town
- Town centre location
- EPC Grade C
- Commercial Rates Apply
- Full Repair and Insuring Lease
- Electric Heating

£8,400 Per Annum Deposit £2,100



12 high street, higham ferrers

LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	