



7 MARKET PLACE
OUNDL E | NORTHAMPTONSHIRE

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

A PRIME RETAIL PREMISES WITH EXCELLENT FRONTAGE ON TO MARKET PLACE,
GOOD STORAGE AND OFFICE SPACE, PLUS A COURTYARD TO THE REAR.
AVAILABLE TO LET FOR THE FIRST TIME SINCE THE LATE 1800s.

Retail Area of approximately 90 sq m | Storeroom | Office | Staff Kitchen | 2 x WCs

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Storage Barn | Two First Floor Storerooms / Offices | Further Stores

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Courtyard

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In All About 190 sq m.

NEW LEASE AVAILABLE

Woodford & Co.

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12 Market Place, Oundle, PE8 4BQ

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The Property

This superb retail premises has a fantastic window directly on to Market Place and perhaps sits in the best position in the centre of this thriving, historic town.

Internally, there is excellent retail space with an approximate area of 90 sq m. Beyond is a staff kitchen, a useful storeroom and office. Stairs rise to two first floor storerooms or offices. A side passage provides access for stock delivery. There are two WCs.

To the rear, there is an attractive courtyard, with handsome steps and a terrace, with access from the shop or the side passage.

The overall space amounts to approximately 190 sq m -as edged green on the attached plan, with access over the areas edged in yellow.

The property comes under planning use Class E and therefore may be suitable for restaurant trade, retail shop or offices.

This handsome premises is available on the open market for the first time, since the late 1800's!

Please note that the freehold may also be available for purchase, which includes the all the upper floors -currently two flats – as well as the whole of the retail premises. Further details upon request.

Lease Details

New Lease Available.

Terms - To Be Agreed

Asking Rent - £24,000 per annum

Business Rates

Rateable Value - £12,000

Rates Payable - Small Business Rate Relief should apply- please check with the Local Authority to see if you qualify.

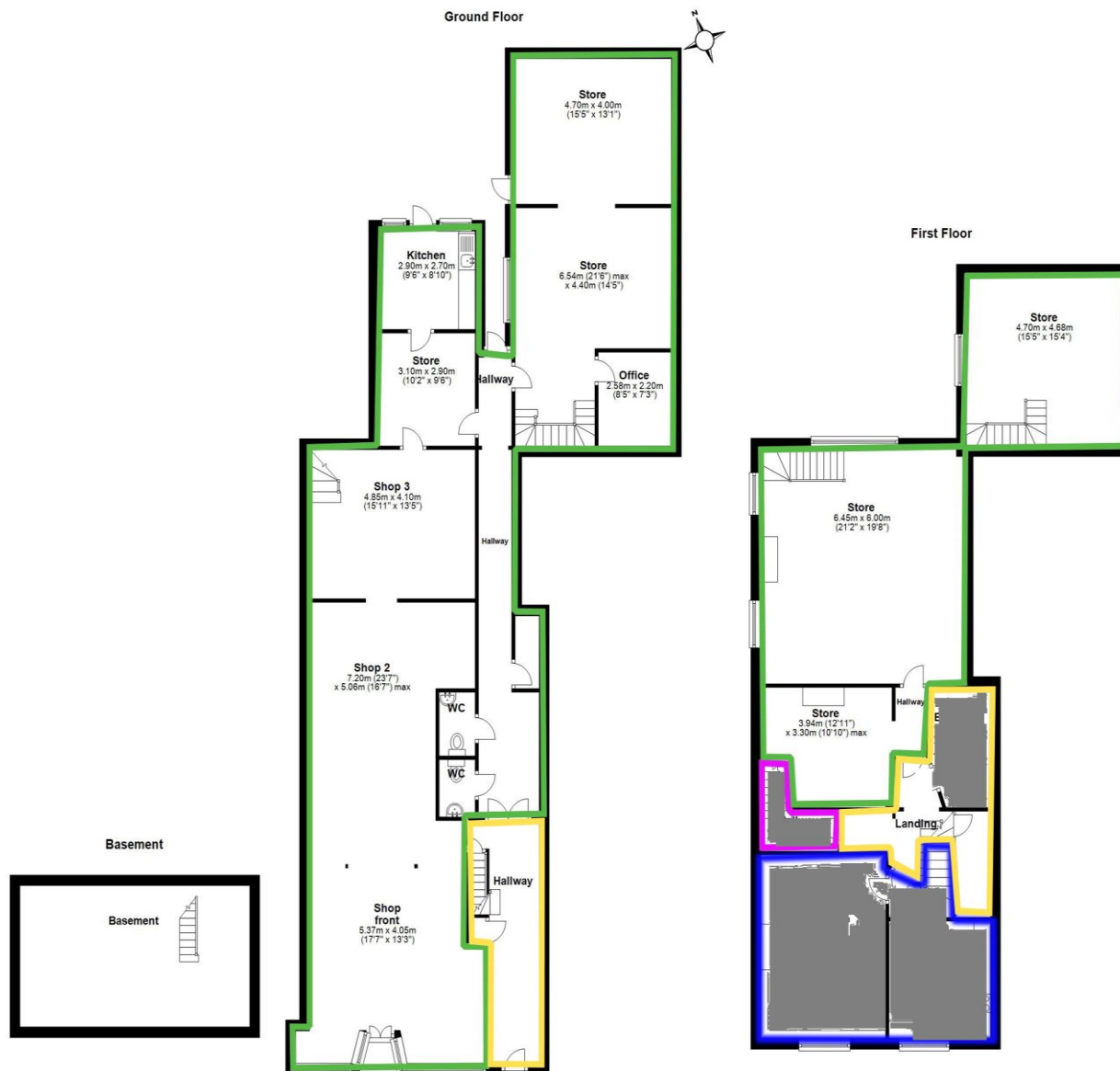
Services

Mains electricity, water and drainage.

Location

Oundle is a thriving, historic town with a Georgian Market Place, set within a Conservation Area. The town has a permanent population of about 6,500 people, which swells during the school term time, because of the world famous Public School that is set within the centre. The Market Place and surrounding streets are occupied by family-run shops, businesses and restaurants, as well as a Tesco metro and a Boots chemist. There is a Waitrose and a Co-op supermarkets within the town. Oundle receives quite a number of tourists each year, as well as visiting parents of the boarding pupils of the schools.

The A1M and A14 roads are within a few miles, as there is an excellent rail service to London, from the nearby City of Peterborough.



Note: Woodford & Co for themselves and for the vendors of this property, whose agents they are, give notice that:

1.The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

2.All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

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GROUND FLOOR RETAIL AREA · 93.02 sq M
STORAGE AREA & OFFICES - 96.00 sq M

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