



RUSHDEN HOME DECOR



- + Retail Premises
- + Ground Floor and Corner Location
- + 656 sq ft of total space
- + Rushden Town Centre and busy high street location
- + Available Now



To Let

£10,500 Per Annum

90 High Street, Rushden, Northamptonshire, NN10 0PQ

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Description

The unit comprises a main retail floor space along with an internal storage and office room. The property benefits from two roller shutters, laminate flooring and suspended ceiling with inset LED lighting. The premises offer a kitchenette and toilet facilities.

The property is located on the ground floor of a three-storey building and offers an excellent corner location.

The unit comes with one designated parking space in the rear car park.

Accommodation:

Main retail room	-	37.47 sq m / 403.32 sq ft
Internal storage (up the stairs)	-	13.74 sq m / 147.90 sq ft
Office room	-	9.68 sq m / 104.20 sq ft
Total internal floor area=		60.90 sq m / 655.52 sq ft

Location

Rushden is an East Northamptonshire town located midway between Kettering and Bedford, just off the A45 and A6. The town is approximately 13 miles north-east of Northampton and 15 miles of Bedford.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new effective fully repairing and insuring lease on terms to be agreed.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £6,400. Please note it is the proposed tenant's / purchaser's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Service Charge

There is to be an informal service charge to cover the water supply and maintenance of the building (excluding shop front) and the external common areas. The Landlord insures the building and recharges the tenant annually.

Planning

We understand the premises benefit from Class E retail use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liability, if any. We understand (from our client) that VAT is currently not payable on the rent.

Energy Performance Certificate Rating

We are currently in a process of obtaining EPC certificate.

Viewings

Strictly by appointment through Robinson & Hall LLP.

**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
Mk43 7TA**

Agent's Notes

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