

LOCK UP SHOP

WEST STREET
OUNDLE
NORTHAMPTONSHIRE

TO LET ON LEASE



13 West Street
Oundle
Northamptonshire

A well proportioned Lock-Up Shop providing 504sq ft (46.82m²) of Sales Area, private Office of 110sq. ft. (10.26m²) occupying a prominent position on the main thoroughfare, close to the centre of a most attractive and thriving market town.

Oundle is within easy reach and has easy access to the A605, A1, A14 & M1 with Peterborough 12 miles, Huntingdon 15 miles & Northampton 27 miles and main line stations at Peterborough, Huntingdon & Wellingborough.

SALES SHOP:	18'4" x 16'10" - 308 sq ft (5.60 x 5.12 - 28.63m ²) Panelled walls, laminated floor, 2 night storage heaters, power points
DISPLAY AREA:	15'0" x 13'1" - 196 sq ft (4.56 x 3.98m - 18.19m ²) (ex bay) Fitted alcove, night storage heater, laminated floor, power points
INNER HALL:	6'11" x 5'7"- 39 sq ft (2.11 x 1.70m – 3.59m ²)
OFFICE:	10'7" x 10'5" - 110 sq ft (3.22 x 3.18m - 10.26m ²) original fireplace, fitted shelves to alcove, night storage heater, fitted carpet, power points
KITCHEN:	10'7" x 5'4" – 56 sq ft (3.23 x 1.63m – 5.25m ²) full length work top, inset stainless steel single drainer sink, fitted base and wall cupboards, wood panel splashback, laminated floor.
Outside	Small Yard with WC comprising Low suite WC, hand basin, Redring water heater, cloak rail, ceramic tiled floor, 2 inset downlights.
Services:	All mains services are available.
Business Rates:	The Rateable Value is £5018 and the property is believed to be eligible for Small Business Rate Relief.
Terms:	The property is available on either a 3 or 6 Year full repairing and insuring lease
VAT:	All prices quoted are exclusive of VAT, which the Landlord may choose or have a duty to impose.
Legal Costs:	The Tenant will be responsible for the legal costs.
Viewing:	Strictly by appointment only through the Sole Agents