

**A former Ladies Hairdressing Business providing a well positioned lock up shop with good display frontage to the main thoroughfare, close to the Market Place with some 12'2" (3.74m) of Display Frontage and 160 sq ft (14.90m<sup>2</sup>) of Zone A Retail floor space with rear lobby and separate WC. suitable for a variety of business occupations.**

**Oundle is a busy Market Town with a population in excess of 6000 and increasing.**

Rent on Application:

Business Rates: The property is assumed to be eligible for Small Business Rate Relief

Terms: The property is available on a full repairing and insuring lease, for a minimum term of 3 years

VAT: All prices quoted are exclusive of VAT, which the Landlord may choose or have a duty to impose.

Legal Costs: The Purchaser will be responsible for the legal costs of the Vendor.

Viewing: Strictly by appointment only through the Sole Agents