

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
 Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk  
 www.primechoiceproperties.co.uk



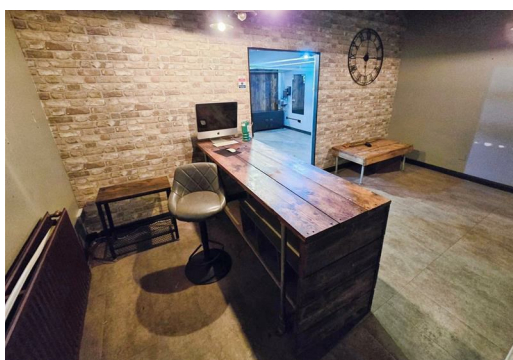
## Grangeway , Rushden, NN10 9JE

**£950 Per Month**



Prime Choice are delighted to offer this versatile commercial property for rental. Situated in a convenient location, the premises comprise a bright reception area, spacious open-plan studio, practical kitchenette, and modern cloakroom facilities.

The property offers a flexible layout suitable for a variety of business uses and represents an excellent opportunity for both owner-occupiers and investors to lease out. Total floor area approximately 765 sq. ft. (71.1 sq. m).



COMMERCIAL PREMISES:

The commercial premises has been occupied as a Tattoo shop.

Shop Area

A spacious front area with double-glazed doors and metal shutters providing secure access to the premises

Reception Area

17'3" x 13'1" (5.26m x 3.99m)

An open space designed to greet visitors or clients. It serves as a welcoming point before entering the main sections of the premises.

Studio

24'10" x 17'3" (7.582m x 5.26m)

A large, versatile open-plan area ideal for creative work, workshops, or fitness activities. Offers ample space for various setups.

Kitchen area

24'8" x 17'3" (7.52m x 5.26m)

A practical kitchenette space fitted with a sink, work surface, and under-counter storage.

Toilet

A well-presented cloakroom with WC and hand basin

Lease Details

125 years from 2000.

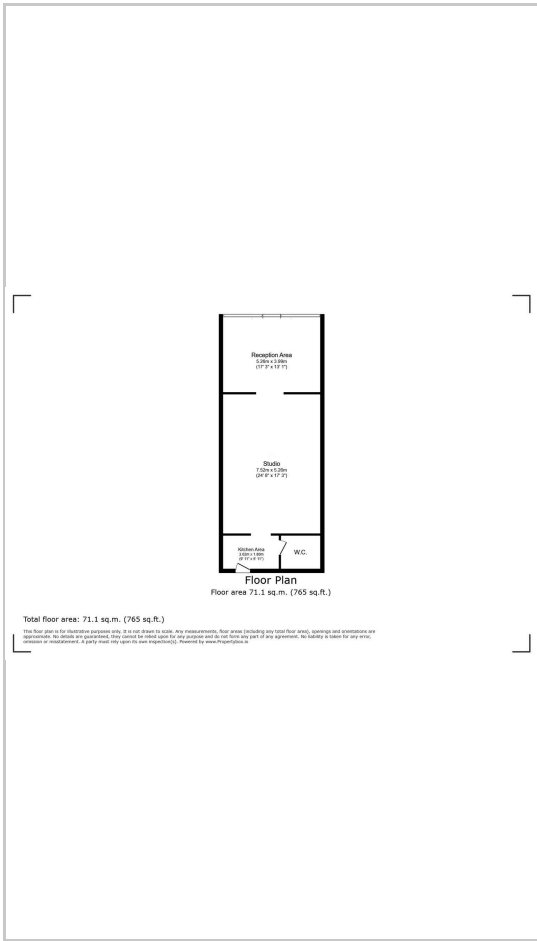
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

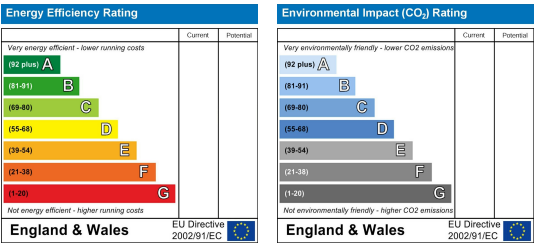
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

