



Station Road, Desborough NN14 2RS

- Retail Shop Premises & Office (Zone A area) in Desborough Town centre
- Communal use of purpose-built Restroom area and double toilet facilities.
- Rent includes and includes Water Rates, Electricity Supply and Gas Radiator Heating (to reasonable usages)

PRICE
£650
PCM

All measurements are approximate and for guidance only. We have not tested any appliances, equipment, systems, or services and cannot confirm their condition or suitability. Buyers should not assume compliance with planning consents or current usage. Items are excluded unless expressly stated. Please contact us to verify anything of particular importance. Image Notice: Photographs may be digitally enhanced using AI to improve lighting, clarity, or presentation. No material property features are intentionally altered. Wide-angle lenses may also be used.



23 High Street, Rothwell
01536 418100
info@simonac.co.uk
simonac.co.uk



** IN PERSON AND VIDEO VIEW AVAILABLE **Retail Shop and Office Premises (Zone A area) of Desborough Town centre comprising Entrance into front shop/office area with door way through larger rear office space and Toilet facilities. Rent includes and includes Water Rates, Electricity Supply and Gas Radiator Heating (to reasonable usages) .

Business Rates - 1 April 2026 to present £3,550 - Small Business Release

ENTRANCE

Via glazed & timber panelled door to front of Retail/Office space

RETAIL/OFFICE AREA

13'3" into bay x 12'3" min (4.06m into bay x 3.75m min)
Having display bay window and shelving to front, radiator, walk through to Inner Lobby

INNER LOBBY

Inner Lobby leading to Office Space

OFFICE SPACE

10'4" x 11'5" widening to 16'9" (3.16m x 3.5m widening to 5.12m)
L-shaped room having high and base level cupboard units and work tops, further built in cupboard, Fire Door, double panelled radiator and further door to Wc

WC

Having close coupled Wc and wash hand basin, radiator



call to view 01536 418100

