



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE RETAIL PREMISES

NIA 26 sq m (280 sq ft) approx



**1A VIVIAN ROAD
WELLINGBOROUGH
NORTHANTS
NN8 1JL**

FOR SALE - £60,000 Leasehold

or

TO LET - £350 per month exclusive

Ground Floor Commercial Unit located in a built-up residential area of Wellingborough to the east of the town centre and within walking distance of Wellingborough Railway Station.

The property comprises a ground floor commercial unit currently fitted out as a hairdressing salon with separate kitchen and WC facilities.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
Tel: (01933) 441464

Email: sasha@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Unit & Kitchenette

TOTAL: 26 SQ M (280 SQ FT)

THE PROPERTY:

Ground Floor Only:

Open plan unit with separate Kitchen and Cloakroom/wc and LED lighting.

FOR SALE:

£60,000 subject to contract.

TO LET:

£4200 per annum exclusive paid quarterly in advance by standing order.

There is a 125-year lease on the property.

Ground Rent is £200 per annum

Building Insurance is approximately £400 per annum

LEASE:

New lease on full repairing and insuring basis on negotiable terms for a minimum of 3 years.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the tenant.

ENERGY PERFORMANCE ASSET RATING:

C-71

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

From information supplied from the Gov.UK website the rateable value of the property is currently £2900. You will have to make your own enquiries with regard to rates payable.

ENERGY EFFICIENCY RATING:

C-71



751/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

**Sasha Wellington – Tel: 01933-441464
or e-mail sasha@harwoodsproperty.co.uk**

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.