



HARWOODS

Chartered Surveyors & Estate Agents

RETAIL PROPERTY TO LET IN RUSHDEN TOWN CENTRE

NIA 36 sq m (390 sq ft) approx



**31 CHURCH STREET
RUSHDEN
NN10 9YU**

TO LET – NEW LEASE - £8,500 per annum exclusive

Harwoods are pleased to offer this office / retail unit situated in a pedestrianised area on Church Street which is the main thoroughfare into Rushden Town Centre.

The property is in good decorative order both internally and externally and benefits from kitchen area and cloakroom on the ground floor.

Use of the property will be under Class E of the Use Classes Order 1987.

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

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

NET INTERNAL AREAS:

Ground Floor: 36 sq m 390 sq ft

TOTAL: 36 SQ M (390) SQ FT)

THE PROPERTY:

Ground Floor – Retail/office Area with Kitchen and Cloakroom/wc.

Outside:

Free carpark opposite

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£8,500 per annum exclusive paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to open market value.

RENT DEPOSIT DEED:

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

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:

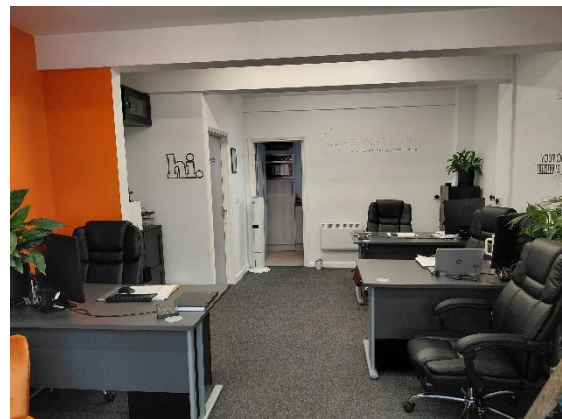
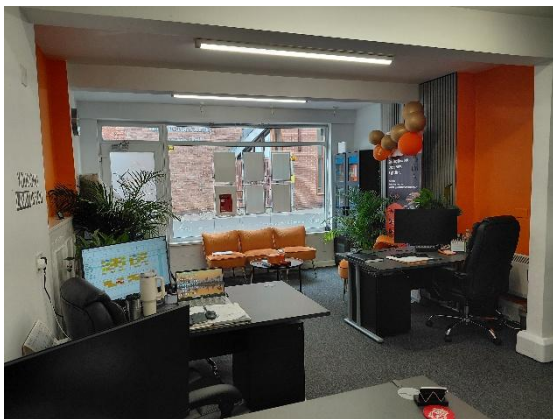
From information supplied from the Gov.UK website the rateable value of the property is currently £4000. You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party to be responsible for their own legal fees in respect of this new lease.

ENERGY PERFORMANCE ASSET RATING:

C54

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

785/SW

Sasha Wood – 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.