



HARWOODS

Chartered Surveyors & Estate Agents

TOWN CENTRE COMMERCIAL UNIT

NIA 43.72 sq m (470 sq ft) approx



**69 BROOK STREET
RAUNDS
NORTHANTS
NN9 6LL**

FOR RENT £12,000

Harwoods are pleased to offer this retail unit situated in a prime position in Raunds offering over 43 sq. m of space covering ground floor. The ground floor is open plan with a kitchenette and cloakroom/wc to the rear. There is also parking for one car to the rear and access for delivery pick-ups and drop-offs. The property is well presented both internally and externally having had a full renovation and in good decorative order throughout. The property has a front double bay facing window, fluorescent lighting and flooring throughout.

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

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY
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NET INTERNAL AREAS:

Ground Floor: 43.72 sq. ft (470 sq. ft)

TOTAL: 43.72 SQ. M (470 SQ. FT)

THE PROPERTY:

The property immediately fronts Brook street in a pedestrian area of the town centre.

Ground Floor:

Open Plan Area

Outside:

Car parking to the rear for at 1 vehicle.

LEASE:

New lease on full repairing and insuring basis.

TERM:

Negotiable terms with a minimum of 3 years required.

RENT:

£12,000 per annum paid quarterly in advance by standing order.

RENT REVIEWS:

Every third year upwards only to market value.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodge by 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 £6,600 You will have to make your own enquiries with regard to rates payable.

LEGAL FEES:

Each party responsible for own legal fees.

ENERGY PERFORMANCE ASSET RATING:

B-29



746/SW

TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT

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.