

Northampton - 191 Wellingborough Road - Shop To Let

- **Busy high street location**
- **1 mile from town centre**
- **Sainsbury's, Costa, and Heavenly Deserts close by**
- **Suitable for retail and leisure uses, STPP**

Location

Located in a busy high street, 1 mile from the town centre. Wellingborough Road provides a key hub for restaurant operators and convenience retail, with off street parking available. Sainsbury's, Costa and Heavenly Deserts are all close by.

Size

The property is arranged over ground and basement floors only with the following approximate dimensions and areas:

Internal Width	20 ft 11 inches	6.4 m
Ground Floor NIA	1,323 sq ft	122.9 sq m
Basement Storage	328 sq ft	30.5

Lease

The property is held on a full repairing and insuring lease, due to expire on 7th August 2026, at a current passing rent of £23,000 pa. The lease benefits from a tenant only break clause effective August 2021.

Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

Terms

The property is available via an assignment of the existing lease, with a rent free period available – subject to status. Alternatively a new sub-lease is available until August 2021, rent upon application.



Business Rates

The current Rateable Value for the property is believed to be £17,750.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

EPC

An EPC is available on request.

Street View Link:

<https://goo.gl/maps/xLT59RQjRpZXcpaF7>

Link to Map / Location

<https://goo.gl/maps/VvY4mMrf2Zwmj34aA>

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information
Strictly by prior arrangement only with

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