

TO LET:

Refurbished Retail Premises in Popular Village

2 High Street, Stanwick, Northamptonshire NN9 6QA



- Ground floor retail unit of 513 sq ft (47.63 sq m)
- Located opposite The Post Office / For the Love of Wine
- Recently renovated
- Quoting rent: £12,000 per annum exclusive

LOCATION

Stanwick is a large village located in North Northamptonshire, approximately 15 miles (24 km) north-east of the county town of Northampton.

The village is located immediately off the A45 dual-carriageway which gives good road communications to Thrapston, Wellingborough and in turn the A14, A6, A1 and M1.

The 2021 census recorded a population of 1,891.

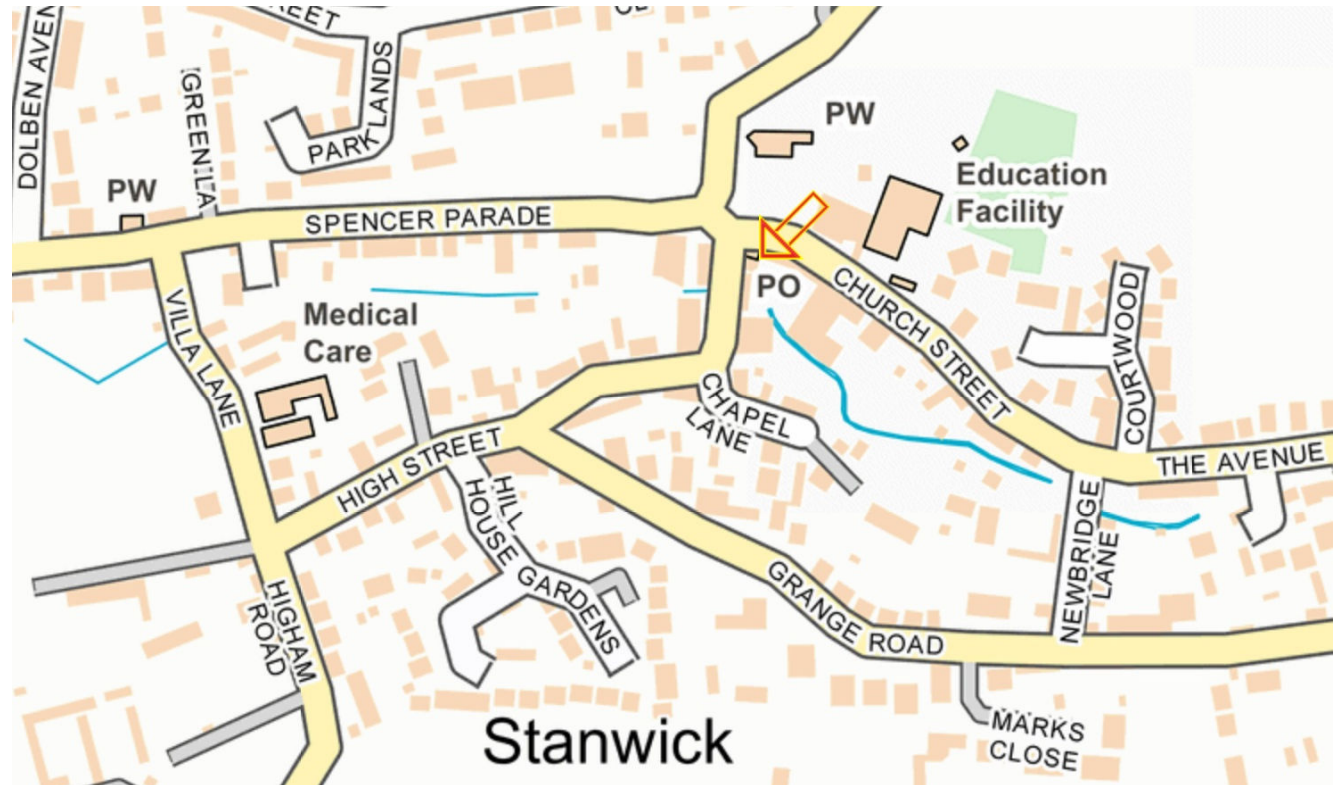
The property is situated in the centre of Stanwick on the corner of the High Street and Church Street. Nearby occupiers include The Post Office, The Love of Wine and the Duke of Wellington Public House.

THE PROPERTY

The property comprises the ground floor only providing retail accommodation with office/storage/kitchen and wc facilities.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B (43)



ACCOMMODATION

2 HIGH STREET		
Description	Sq M	Sq Ft
Ground Floor		
Sales	40.40 sq m	435 sq ft
Office/Storage wc	7.23 sq m	78 sq ft
TOTAL	47.63 sq m	513 sq ft

The property benefits from new UPVC windows and doors, gas radiator central heating and LED track lighting.

BUSINESS RATES

Rateable value (2026) To be assessed *

* businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

** We anticipate that the RV will fall below the threshold.

Applicants are advised to verify the rating assessment with the Local Authority.

TENURE

The property is being offered to let on a new internal repairing and insuring lease + shop front for a minimum term of three years.

The quoting rent is £12,000 per annum exclusive, payable monthly/quarterly in advance on the traditional quarter dates. We understand that VAT is not payable on the rent.

The landlord will be seeking a security deposit equivalent to three months rent, to be held for the duration of the lease.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and recharged at cost to the tenant.

SERVICES

We are advised that all mains services are connected to the premises (gas, electricity, water & drainage).



LEGAL COSTS

Each party is to bear their own legal costs.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

VIEWING

To view and for further details please contact:

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