

## To Let

### 147 High Street, Rushden, NN10 0PA



£55,000 Per Annum



10,600 Sq Ft / 984.74 Sq M



The Property comprises a versatile commercial premises providing predominantly open-plan accommodation suitable for a range of occupiers. The unit falls within Use Class E, allowing for retail, office, café, restaurant, medical, fitness, and other commercial uses, subject to any necessary consents.



The accommodation benefits from ancillary storage space together with staff facilities, kitchenette, and WC accommodation. The premises are considered suitable for immediate occupation or refurbishment to meet an incoming occupier's specific requirements.



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### **Location**

Rushden benefits from excellent road connectivity via the A6 and A45, providing convenient access to Northampton, Wellingborough, Bedford, and the wider motorway network. Wellingborough Railway Station is located nearby, offering regular services to London St Pancras and other major destinations. The town is well served by local bus routes and enjoys strong links to key regional commercial centres.

### **Terms & Tenure**

The property is available To Let on a new lease for a term to be agreed.

### **Accommodation**

Ground Retail Space: 8,882 Sq. Ft  
Basement: 1,718 sq. ft.

Total Area: 10,600 sq. ft.

### **Rates**

Rateable Value £57,000 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information  
please contact:**

**01234 341311**

**Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY**

### **EPC**

The EPC rating for the property is B

### **VAT**

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### **Costs**

Each party is to be responsible for their own legal costs.

### **Viewing**

Strictly by appointment only please contact:



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