



17-18 Victoria Road, Wellingborough, Northants, NN8 1HH

#FileNo/2025AL

**Eddisons**

# 17-18 Victoria Road

Wellingborough, Northants, NN8 1HH



Agreement

To Let



Detail

Retail Unit



Rent/Price

£9,500 pax



Size

42.61 sq m (458 sq ft)



Location

Wellingborough, NN8 1HH



Property ID

#FILENO/2025AL

**For Viewing & All Other Enquiries Please Contact:**



**AMANDA LAWRENCE**

AssocRICS

Agency Surveyor

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## Property

The property comprises a ground floor retail unit.

The accommodation is open plan and benefits from wooden flooring, plaster boarded walls and spot lighting. There are large display windows across the front facing into Victoria Road.

To the side is a WC and kitchenette.

## Services

We understand that mains water, and electricity are connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

The property has most recently been used retail under Class E.

Interested parties are advised to make their own enquiries as to their use with the Local Planning Authority.

## Rates

**Charging Authority:** North Northants Council  
**Description:** Shop and Premises  
**Rateable Value:** £5,700

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

**(Reference appropriate rates relief here if preferred - delete text in brackets if not needed).** Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available to let by way of a new FRI lease for a term of years to be agreed

## Rent/Price

**£9,500 per annum exclusive**

## VAT

All figures quoted are exclusive of VAT which the landlord may

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective parties will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area      | m <sup>2</sup> | ft <sup>2</sup> |
|-----------|----------------|-----------------|
| Total NIA | 42.61          | 458             |

## Energy Performance Certificate

The property has an EPC rating of C/65.

## Location

Wellingborough is a market town located in North Northamptonshire approximately 12 miles North East of Northampton and 9 miles south of Kettering. It has a population of approximately 56,600

The property is located to the south of the town centre on Victoria Road close to the junction with Midland Road and immediately adjacent to traffic lights

Victoria Road comprises a mix of retail, residential and commercial uses including Aldi and Matalan which are the closest car parks.





