

The Ritz

College Street, Rushden

AVAILABLE FOR LEASE



Executive Summary

Stimpsons Eves are pleased to bring to market this distinctive and historically significant commercial property located on College Street, Rushden, NN10 0NW.

Originally opened as The Ritz Cinema in 1936, this Art Deco building has long served as a central hub for entertainment and community gatherings. Most recently operating as Flutters Bingo Hall, the property now presents a rare opportunity to acquire a historically significant premises with flexible Sui Generis use.

Occupying a prominent position with a 68 ft frontage and extending to approximately 12,645 sq ft across two floors, the property is partially retained for future residential use (subject to planning), with the front portion offering adaptable commercial space. With its varied layout, original architectural features, and multiple access points, the site is ideal for occupiers seeking to repurpose a well-known building for leisure, community, cultural, or mixed-use commercial operations.

Key Features

- **Sui Generis Use Class:** Enabling a broad range of potential uses including leisure, entertainment, or community-focused activities
- **Total Area of approx. 12,645 sq ft** spread across ground and first floors
- **Prominent Town Centre location** on College Street, Rushden (NN10 0NW)
- **Ground Floor (approx. 3,603 sq ft) includes:**
 - Welcoming front reception area
 - Central former bar area – ideal for café or takeaway conversion
 - Two side corridors leading to spacious open-plan rooms with reconfiguration potential
 - Option to split into two commercial units (STP)
- **First Floor (approx. 4,591 sq ft) features:**
 - Secondary reception area and ancillary spaces including kitchen and office
 - Central bar area
 - Large theatre-style room with tiered seating for approx. 270 people – suitable for events, performances, or community use
- **Excellent Redevelopment or Investment Potential** within a well-known local landmark
- Discounts available for bingo, cinema and theatre operators.
- Currently under full refurbishment and will be available to rent from January 2026.
- Each unit will be installed with brand new air con.



Location

The property is located on College Street in the centre of Rushden, a well-connected Northamptonshire market town. It is within walking distance of the town's main retail area, including local shops, supermarkets, cafés, and essential services. Nearby national occupiers include Lidl, Asda, and Boots. The property benefits from good road access via the A6 and A45, linking to Wellingborough, Bedford, and Northampton. Public transport links are available with local bus routes serving the area and Wellingborough railway station approximately 5 miles away, offering direct services to London St Pancras.

Terms & Tenure

Available under two letting options & new terms to be agreed.

- **Option 1:** Available on a single tenancy measuring approximately 8,194 sq ft. Ground floor includes reception, bar/café area, office/retail space and open-plan rooms. First floor includes a secondary reception, ancillary areas and a 270-seat tiered theatre.

£60,000 per annum

- **Option 2:** Ground floor available as separate retail/office units (subject to planning) measuring from 111 sq ft - 2,200 sq ft (approx.), ideal for bar/café, retail, office and community use. The first floor, including the theatre space measuring 4,591.1 sq ft approx, is available separately and is suited to cultural, performance or community use.

Please see table below for further information

EPC

The EPC rating for the property is TBC

Rates

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

Costs

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

Viewing

Strictly by appointment only



Site Area	Description	Sq Ft (Approx)	Rental Price From
First Floor Theatre and Bar/Cafe	Vacant	4,591.1 sq ft	£35,000
Bar/Cafe	Vacant Unit	111.75 sq ft	£3,000
Office/Retail	Vacant Unit	113.04 sq ft	£3,000
Open Retail Space	Vacant Unit (Option to Split)	2,200.38 sq ft	£25,000 (£13,000 each if split)





For more information or to arrange a confidential viewing, please contact:

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