



To Let

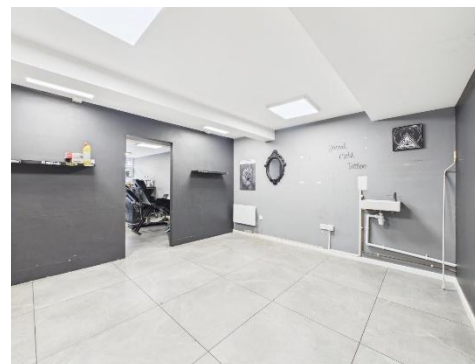
119a High Street, Rushden, Northamptonshire, NN10 0NZ

 £12,000 Per Annum

 549 Sq Ft / 51 Sq M

 The property comprises a prominently positioned Class E commercial unit situated within Rushden town centre, offering excellent potential for a wide range of retail, office, professional service, beauty, or leisure uses (subject to any necessary consents).

 Previously occupied as a tattoo studio, the accommodation is arranged to provide two separate trading/working areas, together with a kitchenette and WC facilities. The flexible layout and established town-centre location make the premises well suited to growing businesses seeking a highly accessible High Street presence.





119a High Street, Rushden, Northamptonshire, NN10 0NZ

**For further information
please contact:**

01234 341311

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

Location

Rushden's High Street offers a vibrant and bustling environment, with a mix of independent retailers, popular cafés, and essential services, making it an attractive destination for both locals and visitors. Public transport links are excellent, with regular bus services connecting Rushden to nearby towns and cities, making it easy to travel around the region. The A6 and A45 roads provide direct access to major routes, facilitating convenient travel by car to neighbouring areas. The property is also located near Rushden Lakes, a major retail and leisure centre that boasts an impressive selection of shops, restaurants, and entertainment options.

Terms & Tenure

The premises are to be let by way of a new lease at a rental of £12,000 per annum exclusive.

Accommodation

119a 549 sq ft 51 sq m

EPC

The EPC rating for the property is 45 - Band B.

Rates

Rateable Value 119a - TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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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