

TO LET:

Courtyard Retail Premises

5 The Precinct, High Street South, Rushden, Northamptonshire NN10 0QU



- Retail premises of 483 sq ft (44.98 sq m) over two floors
- Security shutter
- Located next to Dominoes Pizza
- Available to let on a new lease

LOCATION

Rushden is in the Heart of the Midlands, some 15 miles east of Northampton (and the M1) and 41 miles west of Cambridge. The town has an urban population of circa. 25,500 and a district population of circa 76,500 (at the last census).

The Precinct is located on the edge of Rushden town centre, on High Street South (A5028), close to Tesco Express and Orbit Tyres.

THE PROPERTY

The property is located in a small retail development with other occupiers already established within the scheme include Domino's Pizza (takeaway), Acer Accountants, Gucio Polish Deli, Brian's Taxi (Private Hire) and Homeefe. There is communal car parking in the courtyard area of the scheme.

Whilst footfall in this location is limited, the development benefits from high vehicular flow, being one of the main arterial routes into the town.

The property comprises ground floor retail area with stairs to first floor office area where there is are WC facilities and a kitchen.



ACCOMMODATION

7 THE PRECINCT		
Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Sales Area	21.88 sq m	235 sq ft
Storage	1.96 sq m	21 sq ft
<u>First Floor</u>		
Office	21.14 sq m	227 sq ft
Kitchen & wc		
TOTAL	44.98 sq m	483 sq ft

The sales area and first floor office both benefit from suspended ceilings with inset lighting and wood laminate flooring.

PLANNING

We understand that the property has established consent for Use Class E (commercial, business and service) – so is suitable for retail and office use.

BUSINESS RATES

Rateable value (2026) £6,300 *

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

Interested parties are advised to make their own enquiries regarding business rates payable with the Local Authority (North Northamptonshire Council).

ENERGY PERFORMANCE CERTIFICATE

Available on request

TENURE

The property is being offered to let on a new effective full repairing and insuring, for a term to be agreed. The quoting rent is £8,115 per annum exclusive. All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

Any lease will be contracted outside of the security and compensation provisions of the Landlord & Tenant Act 1954

There is a service charge to cover the upkeep of the common areas of the building and estate.

In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal dates and apportioned at cost accordingly to the type of occupation.

SERVICES

We are advised that mains services are connected to the premises 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.

The successful applicant will also be required to pay a fee of £50 + VAT to enable us to process tenant details for the purpose of Anti-Money Laundering Regulations.

VIEWING

To view and for further details please contact:

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