

# Ground Floor Unit To Let

College Street | Rushden | Northamptonshire | NN10 0NW



- Town centre location
- Consent for A1 and A4 uses
- 895 sq. ft. (83.14 sq. m)
- £12,500 per annum exclusive

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## Location

The property is situated on College Street in the main shopping area of the town on a one-way street. Nearby occupiers include HSBC, Royal Mail, Iceland, Betfred and Greggs.

Rushden occupies a strategic location only one mile from the A45 which connects to Junction 15 of the M1 motorway to the west, and the A14 some 7 miles to the East. Wellingborough, Kettering, Northampton and Bedford are all easily accessible.

## Description

The property is a self-contained ground floor retail unit that forms part of the Royal Mail delivery office. The premises is an imposing detached building with access and frontage onto College Street.

Internally the accommodation provides an open plan retail unit with ancillary storage and w.c. facilities to the rear. The property was previously occupied by a micro-brewery and benefits from a commercial fit out including air conditioning and spot lighting.

## Accommodation

The property provides a net internal area of 895 sq. ft. (83.14 sq. m.).

## Terms

The property is available by way of a new internal and insuring lease with terms to be agreed. A rental deposit will be required.

## Use

The property has consent for A1 and A4 under the Town and Country Planning (Use Classes) Order 1987. Interested parties should satisfy themselves regarding the consented uses.

## Asking Rent

£12,500 per annum exclusive.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Services

We understand that the property is connected to mains water, electricity and drainage. The services have not been tested by the Agent.

## Service Charge

Please contact the agent for further information.

## Business Rates

The property has a Rateable Value of £7,700 in the 2023 list.

Any rates payable should be confirmed with the Local Authority.

## Legal Costs

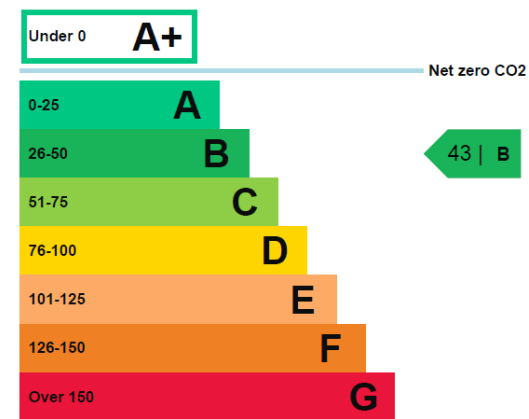
Each party is to bear their own legal and professional costs.

## Local Authority

North Northamptonshire Council.

Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX. 01536 410333.

## EPC



## To book a viewing, please contact:

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