



High Street, Rushden, Northamptonshire NN10 9BT

Prime Retail

- **Prominent High Street Retail**
- **Ground Floor 6,848 sqft. First Floor 3,712 sq ft**
- **70 Car parking spaces**
- **Occupiers; Peacocks, Greggs, Argos, SpecSavers**

For enquiries and viewings please contact:



Ben Taylor
0115 924 3243
btaylor@innes-england.com

Location

The premises are prominently located on High Street in Rushden. There are a number of national and independent retailers surrounding the property.

Description

Modern premises with ground floor sales totalling 6,848 sqft and 3,712 sqft first floor sales / storage.

Access from the car park is at the rear on the first floor. Access to the car park is from Rectory Road.

Accommodation

	Sq M	Sq Ft
Ground Floor Sales	636.2	6,848
First Floor Sales/Storage	344.8	3,712
Total	981	10,560

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Tenure

The premises are owned on a freehold basis. The Vendor will consider a new lease or a sale of their interest.

Business Rates

Business rates are to be separately assessed.

Price

Rent - £70,000 per annum

Freehold Price - offers in the region of £850,000

EPC

The premises has an EPC assessment of: C - 54.

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 31-Jan-2018



