



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**
- ▶ **Nearby occupiers; Peacocks, Greggs, Argos, SpecSavers**

For enquiries and viewings please contact:



Ben Taylor
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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. The picture on the front of these details shows the extent of the ownership outlined in red. Note the former tenant, Store TwentyOne, occupied a single unit which included the Vendor's unit as well as the adjacent units which are controlled by a third party. Store Twenty One have now vacated and the units have been reinstated to form two separate entities. A freehold title plan can be provided upon request.

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.

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