

6 MONTHS
RENT FREE

On the Instructions of



WELLINGBOROUGH NN8 1BQ 8 Silver Street



Accommodation

The premises provide the following approximate floor areas:

	Sq m	Sq ft
Ground Floor	71.72	772
First Floor	73.93	796
Total Accommodation	145.65	1,568

Note: These areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews at a commencing rental of £9,750 per annum exclusive.

The initial annual building insurance will be in the region of £400.

Incentives

An incentive equivalent to 6 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Simon Montgomery
020 7255 8057
smm@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk

Location

The premises are situated on the southern side of Silver Street, adjacent to the pedestrian thoroughfare leading to the **Morrisons** food store and car park. Retailers in close vicinity include **Thomson**, **McDonalds** and **British Red Cross** as well as numerous local retailers.

Description

The unit comprises fitted premises arranged over ground and first floors.

Planning

The premises benefit from Class A1 planning permission although have previously been used for educational purposes. Uses other than A1 may therefore be permitted subject to planning.

Rating

We are verbally advised the Rateable Value for the premises is £8,600, the UBR for 2009/2010 being 48.5p.

Interested parties are advised to make their own enquiries to the Local Authority for verification purposes.

