

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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Preliminary Particulars

Main Road Corner Lock-Up Shop Premises

**21 Sheep Street
Wellingborough
Northants
NN8 1BS**



- Occupying prominent corner position within Wellingborough Town Centre
- Lock-up shop comprising 272 sq ft (25.3 sq m) available on a new lease
- Previous uses include hairdressers, barber shop, retail
- Available on a new lease late summer 2024 with rental offers invited in excess of £5,000 per annum exclusive

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Location/Description

The property is situated on a prominent corner site to the west side of Sheep Street at the junction with Doddington Road in close proximity to the Swansgate Shopping Centre, the market and Morrisons supermarket.

The property comprises an end terrace corner shop property with ground floor sales/salon accommodation and within a stone fronted prominent Grade II listed building.

Accommodation

Internal width	–	22 ft 8 in
Sales area	–	272 sq ft
Total	–	272 sq ft (25.3 sq m)

The property is a lock-up shop/salon with feature display frontage to Sheep Street and an integral main customer access door. There is a small wash and toilet area to the rear of the property which is shared with the adjacent unit. There is no rear access.

Services

We understand the usual services are available although none have been checked. The applicant should make their own enquiries of the relevant utilities and other providers.

Rating Details

Shop and premises - £3,300

Please note this is the April 2024 rateable value and for further information or details of reliefs please contact the local authority, North Northants Council on 0300 126 3000.

Town Planning

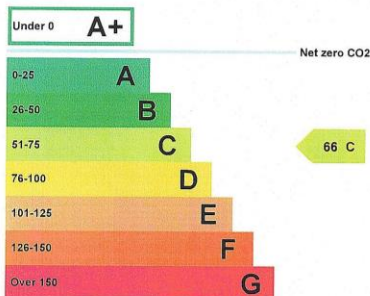
The property has been used for many years as a hairdressers and barber shop but has previously been used for retail purposes. The property is Grade II listed. Further enquiries should be made directly to the local planning authority, North Northants Council on 0300 126 3000.

Energy Performance Certificate

The property has an energy rating of C66.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Terms

The property is available in August/September 2024 on a new lease for a minimum term of 5 years at a net initial rental of £5,000 per annum exclusive. The incoming tenant will be responsible on a full repairing lease to the extent of the shop front, interior and half of party walls and ceiling. Lease rentals will be payable quarterly in advance by Standing Order - a rental deposit may be required and the incoming tenant will reimburse the landlord's buildings insurance cover on an annual basis.

Costs

Each party to bear their own costs throughout.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: brendan.bruder@gmail.com or brebdab@abbeyross.co.uk
Contact: Brendan Bruder

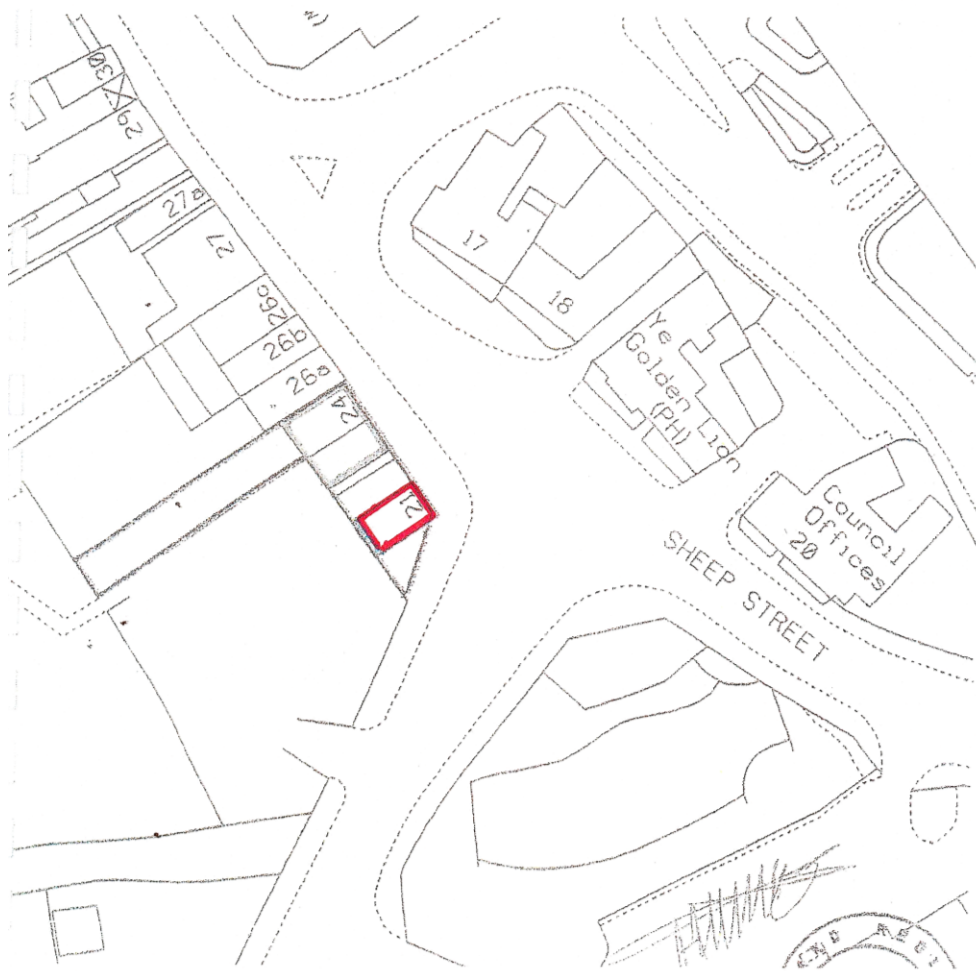
Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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The plan is based on the Ordnance Survey Map with the permission of the Controller of HM Stationery Office. Crown Copyright Reserved.

LOCATION PLAN 21 Sheep Street Wellingborough Northants NN8 1BS	Date June 2024	
	Scale not to scale	
	Dwg. No.	
	Drawn: June 2024	

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