

TO LET:

Prominently Located Retail Premises

42 Brook Street, Raunds, Northamptonshire NN9 6LP



- Ground floor retail premises of 759 sq ft (70.53 sq m)
- Good internal condition

- Available to let on a new lease
- £14,500 per annum exclusive

LOCATION

Raunds occupies a strategic location adjacent to the A45 dual carriageway within North Northamptonshire, which connects directly with Junctions 15, 15A and 16 of the M1 motorway, some 15 miles to the west and to the A14 (Thrapston Junction 12) some 7 miles to the east.

The subject premises is situated within the heart of the town centre on Brook Street with free on-street car parking.

THE PROPERTY

The property comprises a detached period building of brick construction built in approximately 1898 as a bank and retaining some original features.

The ground floor shop is self-contained and offers retailing with features including a suspended ceiling with inset lighting, carpet tiles, gas radiator central heating and wall mounted air-conditioning unit.

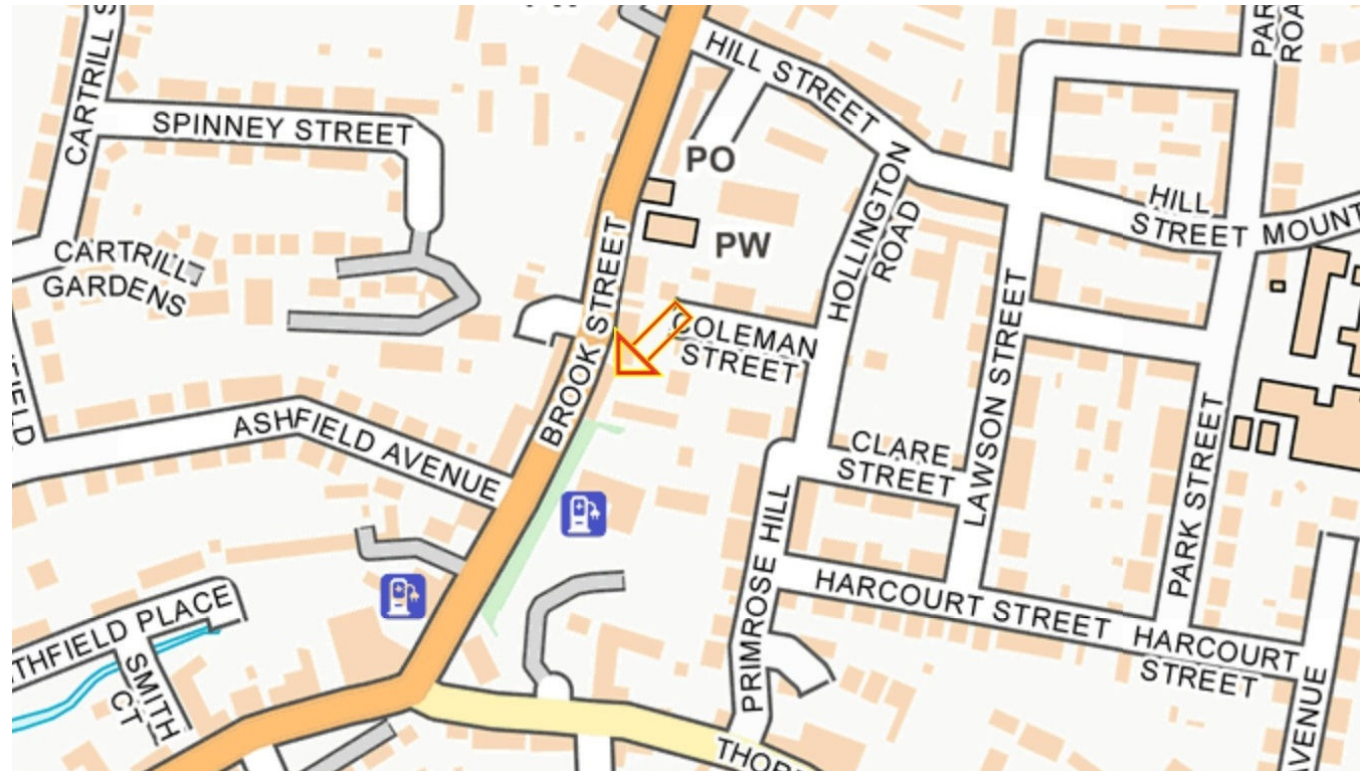
ACCOMMODATION

The property has the following approximate floor areas (Net Internal):

Description	Sq M	Sq Ft
<u>Ground Floor Retail Unit</u>		
Main Sales Area	47.25 sq m	509 sq ft
Additional Sales Area	12.20 sq m	131 sq ft
Storage	7.88 sq m	85 sq ft
Kitchenette	60.29 sq m	34 sq ft
wc's		
TOTAL	127.82 sq m	759 sq ft

ENERGY PERFORMANCE CERTIFICATES

EPC Rating D (81) - Shop



PLANNING

The shop has established use as a retail shop under Class E (commercial, business and service) of the Use Classes Order – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e.

SERVICES

We are advised that mains services are connected to the premises (gas, electricity, water & drainage).

The shop metered separately apart from water which is a shared supply with the first floor flat (rented out separately).



BUSINESS RATES & COUNCIL TAX

Rateable Value (shop): £7,500 *
(From April '26)

* In line with current Government legislation, if occupied by a business as their sole commercial property, we believe they will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

TENURE

The property is being offered to let on a new internal repairing & insuring lease, for a term to be agreed. Any lease will be outside of the security and compensation provisions of the Landlord & Tenant Act 1954.

The quoting rent is £14,500 per annum exclusive. This is to include water based on a reasonable consumption.

All figures quoted are exclusive of any VAT which the landlord has a duty to charge.

DEPOSIT

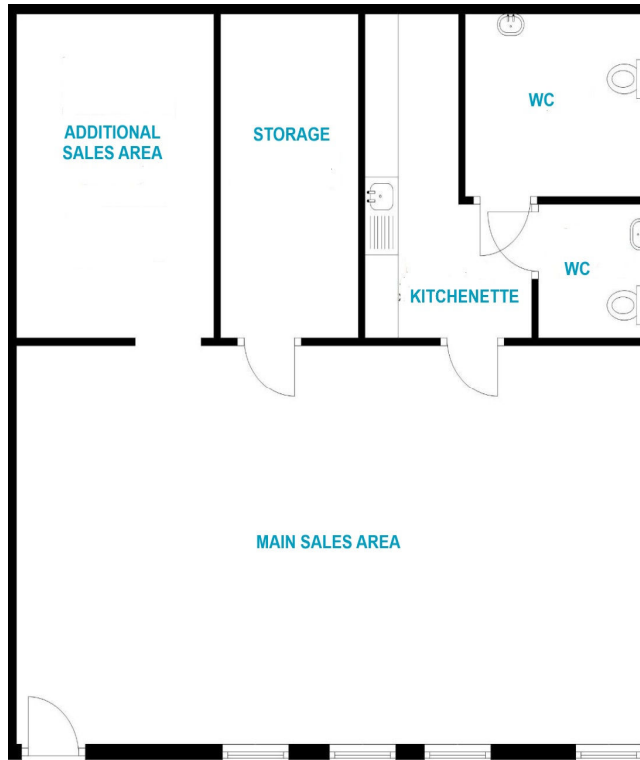
In all cases the landlord will require a minimum three month rent deposit as security for the period of the lease.

BUILDINGS INSURANCE

The insurance is to be reviewed annually on the renewal date and apportioned at cost between the upper floor and ground floor shop

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required may include corporate structure and ownership details; identification and verification of ultimate beneficial owners; satisfactory proof of the source of funds for the buyers, funders, lessees.



LEGAL COSTS

Each party is to bear their own legal costs, subject to an undertaking to cover vendor's abortive costs once contracts are raised.

VIEWING

To view and for further details please contact:

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