

To Let

**119 High Street, Rushden,
NN10 0NZ**



£10,000 Per Annum



431 Sq Ft / 40.04 Sq M



The premises consist of a well-located Class E commercial unit, suitable for retail or office use.



Formerly operated as a taxi office, the unit includes a W.C. and a kitchenette, providing essential amenities for a variety of business uses.





119 High Street, Rushden, Northamptonshire, NN10 0NZ

**For further information
please contact:**

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Location

Rushden's High Street offers a vibrant and bustling environment, with a mix of independent retailers, popular cafés, and essential services, making it an attractive destination for both locals and visitors. Public transport links are excellent, with regular bus services connecting Rushden to nearby towns and cities, making it easy to travel around the region. The A6 and A45 roads provide direct access to major routes, facilitating convenient travel by car to neighbouring areas. The property is also located near Rushden Lakes, a major retail and leisure centre that boasts an impressive selection of shops, restaurants, and entertainment options, further enhancing the appeal of the location.

Terms & Tenure

The premises are to be let by way of a new lease at a rental of £10,000 per annum exclusive.

Accommodation

431 sq ft 40 sq m

EPC

The EPC rating for the property is 47 - Band B.

Rates

Rateable Value 119 - £4,700. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Richard Evans richard.evans@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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