





To Let

50 High Street, Irthlingborough, NN9 5TN

 £16,000 per annum + £2,000 Premium

 374 Sq Ft / 34.74 Sq M

 A prominently positioned retail premises situated in the heart of Irthlingborough High Street, benefiting from excellent frontage, strong visibility, and consistent pedestrian flow. The property forms part of an established retail parade, surrounded by a complementary mix of local independent traders and national occupiers.

 The accommodation comprises a well-configured open-plan ground floor sales area, previously operated as an off-licence, together with ancillary rear storage, WC facilities, and a useful cellar. The premises fall within Use Class E, providing flexibility for a range of retail, café, office, or service-based occupiers (subject to the necessary consents).

For further information
please contact:

01908 611408

73 High Street, Newport
Pagnell, Milton Keynes,
MK16 8AB



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Location

Irthlingborough is a busy market town within Northamptonshire, located close to Wellingborough and benefitting from excellent road connections via the A45, providing easy access to Northampton, Rushden Lakes, and the wider region. This property presents an excellent opportunity for occupiers seeking a visible and accessible High Street location.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed.

Accommodation

Total Area 374 Sq. Ft

Rates

Rateable Value £5,100 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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EPC

The EPC rating for the property is F

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:



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