



TO LET

1A VIVIAN ROAD

Wellingborough, NN8

Ground Floor commercial unit located in a built-up residential area to the east of Wellingborough Town Centre. Ideal for a new start up business or a small established business seeking Town Centre Office Space.

- Open Plan unit with separate kitchen and WC facilities
- Available on a new 5 year Lease with terms to be agreed
- NIA approximately 280 sq. ft. (26 sq. m.)
- £7,500 per annum exclusive



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DAVID COSBY
CHARTERED SURVEYORS

1a Vivian Road

Wellingborough, NN8 1JL

Description

The property comprises a ground floor commercial unit currently fitted out as a hairdressing salon with separate kitchen and WC facilities. The property has been measured in accordance with the RICS code of measuring practice. Approximate Net Internal Areas are as follows:

Accommodation:	Sq. ft.	Sq. m.
Unit & Kitchenette	280sqft	26sqm
TOTAL NIA	280sqft	26sqm

Location

Wellingborough is a busy market town in East Northamptonshire with a rapidly growing population. The town is conveniently located close to a number of arterial roads including the A509, A45, and A14. There is also easy access to the M1, Northampton (approximately 12 miles), Peterborough (approximately 32 miles) and Milton Keynes (approximately 22 miles). The average journey time by train between Wellingborough and London is 1 hour.

The property provides spacious open-plan ground floor accommodation with separate kitchen and WC, and occupies a prime corner street location in a built-up residential area of Wellingborough.

EPC

Rating C - Valid 02.02.33

Rent

£7,500 per annum exclusive.

Terms

The property is available by way of a new 5 year lease. A 3-month rent deposit is required together with 3-months rent in advance.

VAT

All prices quoted are exclusive of VAT which is not currently chargeable.

Business Rates

Interested parties are advised to contact the Local Authority (address below) for information on the rates payable. We understand the previous tenant successfully applied for small business rate relief.

Local Authority

North Northamptonshire Council
Tel: 0300 1263000.

Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Utilities

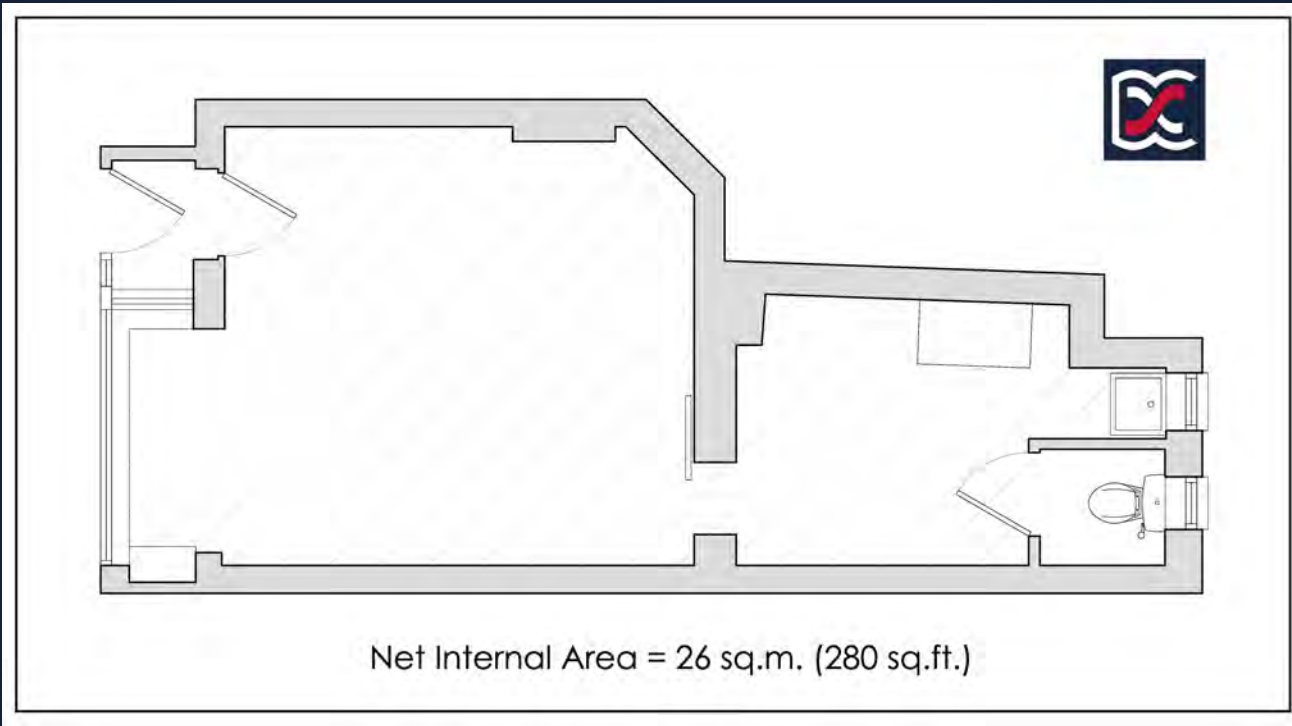
We are advised that mains water, drainage and electricity are connected to the property and that the Tenant will be responsible for the payment of all services from the date of access.

Viewings

Strictly by appointment through David Cosby
Chartered Surveyors

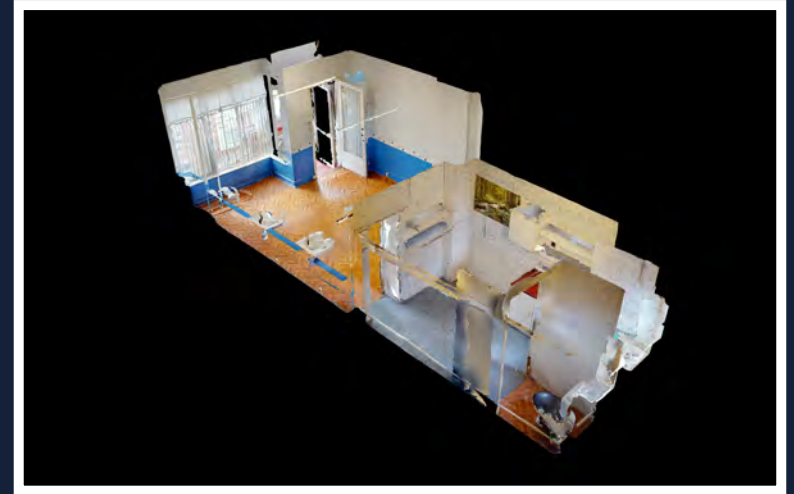


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Net Internal Area = 26 sq.m. (280 sq.ft.)

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Important Notice

Please note that these particulars are set out as a general outline only, for the guidance of potential purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. Any potential purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of David Cosby Chartered Surveyors, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAT. David Cosby Chartered Surveyors shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include where applicable:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.

Visit us online
davidcosby.co.uk

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