



Town Centre Retail Unit, 8 Pebble Lane, Wellingborough NN8 1AS

Retail Unit in Wellingborough
Town Centre

Rent £30,000 per annum or
Ground Floor only £20,000

Circa 3,000 Sq ft (278 Sq M)
GF 1,900 Sq Ft (176.51 Sq M)

- 1,766 Sq ft Ground floor trading space plus 240 Sq Ft Store
- 800 Sq Ft First Floor Stock Room plus Kitchen and 2 Wc's
- Excellent Window frontage
- Adjacent to Wellingborough Library
- Approx 50 yards from the Swansgate Shopping Centre
- 2 Parking spaces

Summary

Size - Approximately 3,000 Sq Ft

Rent - £30,000 per annum

Service Charge - A charge for the maintenance of the rear courtyard may apply. Details Awaited.

Business Rates - RV £17,750

Legal Fees - Both parties will be responsible for their own fees

VAT - Not Applicable

EPC - C (60)

Description

A 2 storey retail unit in Wellingborough town centre with excellent street frontage, Ground floor trading space and storage plus First floor stockroom, Kitchen and Wc's. Suspended ceilings.

Location

Positioned next to Wellingborough Library on one side and a Polish Supermarket on the other, the shop is on the pedestrian route from the Main free High Street car park to the city centre and is around 50m from the entrance to the Stargate Shopping centre on market Street.

Accommodation

The ground Floor retail area is circa 1,700 Sq ft in a "L" shape with a store/stock room to the rear and electrically controlled door giving access to the central staircase leading to the first floor. There is a Kitchen area within the rear Stock room and facilities will need to be installed.

The First Floor has circa 800 Sq ft of storage plus the Kitchen and 2 Wc's. There is a fire exit to the rear over a flat roof leading to the rear service yard. There are 2 parking spaces allocated within the service yard

Terms

A new FRI lease will be prepared on a minimum 5 year lease with 3 year review with the passing rent set at £30,000 per annum for the whole or £20,00 for the Ground Floor only. A deposit equal to 3 months rent will be required. A service charge for maintenance of the service courtyard and Buildings insurance (arranged by the landlord) is charged to the tenant by way of a separate invoice on renewal. Service charge level to be confirmed for 2025. The tenant is responsible for insuring the contents and the external glass.



Viewing and Further Information

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