

CHARLES ORLEBAR

Estate Agents & Auctioneers



14 High Street, Rushden, Northamptonshire, NN10 0PR

Charles Orlebar presents a commercial premises suitable for retail, storage, and office use. The property features lock-up vehicle access off Rectory Road and is divided into three large spaces, along with a dedicated retail and office area. It benefits from three-phase electricity.

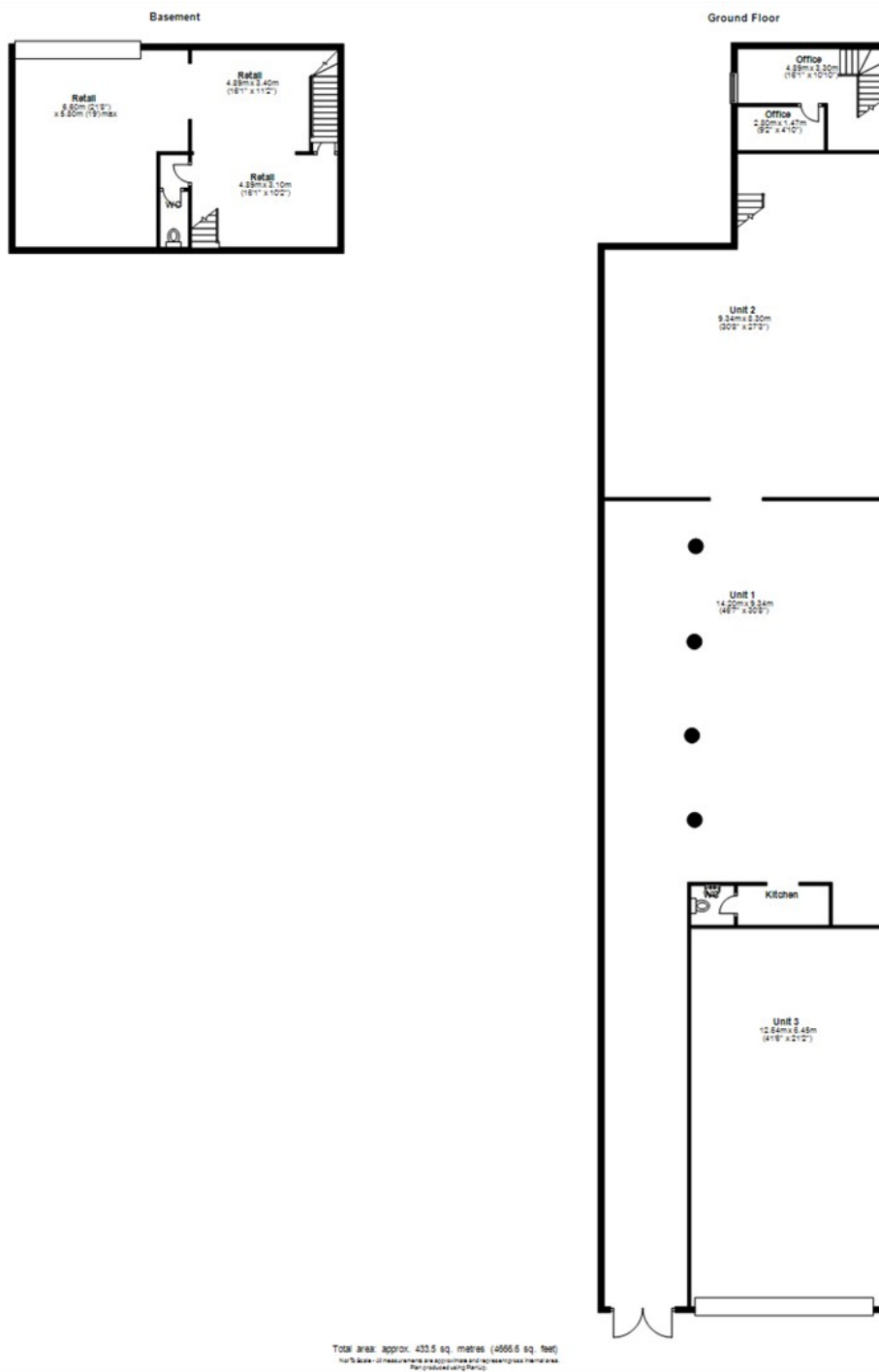
- Commercial Storage or offices
- 3 Phase Electric
- FRI Lease
- 434 Sqm

This location is in the town center and is available on a fully repairing and insuring (FRI) lease, outside the Act. The total area is 434 square meters.

The landlord is VAT registered and therefore VAT will apply to the rent

£10,000 Per Annum Deposit £3,000

Council Area: North Northants - Council Tax Band: Exempt
 Furnishing: Unfurnished
 Holding Deposit required: One Week's Rent Value



LOCATION, SITE AND FLOOR PLANS AND ANY PHOTOGRAPHS Are provided for initial visual guidance only and are not to scale and may omit features that would affect your decision. Please ring and discuss any queries you may have.

MEASUREMENTS The measurements in these details are given as a guide only and should not be relied upon beyond their means as a general rule of thumb.

SERVICES Any proposed tenant must establish before tenancy that TV aerials, satellite dishes, and telephone points work. All tenants are to assume that these services are disconnected and to be reconnected at the tenant's cost.

PARTICULARS Charles Orlebar Estate Agents Ltd, for themselves and for the landlords, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract.

TELEVISION, PHONE, AND BROADBAND SERVICES are untested and are not provided by the landlord

CHARLES ORLEBAR ESTATE AGENTS - 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
 Tel: 01933 311121 Email: lettings@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	