

To Let

22 High Street, Rushden, NN10 0PW



£15,000 Per Annum



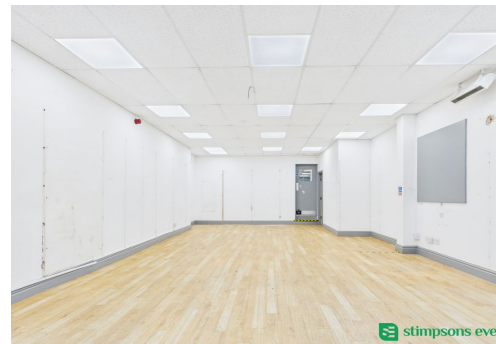
816 Sq Ft / 75.81 Sq M



An excellent opportunity to acquire a Class E retail unit ideally located on Rushden High Street. The property offers approximately 816 sq ft of well-presented accommodation, benefitting from a prominent frontage and strong footfall in this busy town centre location.



The premises comprise a spacious open-plan retail area, providing flexibility for a range of retail or service-based uses. To the rear, there is a private office, storage area, kitchen, and WC facilities, along with rear access leading to a dedicated parking space.





22 High Street, Rushden, NN10 0PW



Location

Rushden High Street offers a lively mix of independent shops, cafés, and essential services, creating a vibrant atmosphere for locals and visitors alike. The area benefits from excellent transport links, with regular bus services and easy access to the A6 and A45 for convenient travel. Nearby, Rushden Lakes adds to the appeal with its wide range of shops, restaurants, and leisure facilities.



Terms & Tenure

The premises are available to let at a rental of £15,000 per annum exclusive.



Accommodation

Ground Internal Storage	265 Sq Ft	24.62 Sq M
Ground Retail Zone A	344 Sq Ft	31.96 Sq M
Ground Retail Zone B	184 Sq Ft	17.09 Sq M



Rates

Rateable Value £8,800. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information
please contact:**

01908 611408

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



EPC

The EPC rating for the property is C.



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:

Simon Webber

simon.webber@stimpsonseves.co.uk

Tel: 01908 611408

Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is 138 Bromham Road, Bedford, MK40 2QW. Note: Messrs. Stimpsons Eves for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchases or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property.



www.stimpsonseves.co.uk