

FORMER TRAVIS PERKINS SITE

150 HIGH STREET • RUSHDEN • NORTHAMPTONSHIRE • NN10 0PB

TDB
Real Estate



6,197 sq ft (0.83 Acres site)
**MODERN INDUSTRIAL/WAREHOUSE
BUILDING WITH LOW SITE COVER
TO LET**

- Site area 0.83 acres (0.34 ha)
- 3 roller shutter loading doors
- Redevelopment potential (STP)
- 3 phase power, LED lighting
- Fully fenced secure yard & site



Location

The building /site occupies a highly prominent position on the corner of High Street, Station Approach and Rectory Road, directly to the north of Rushden Town Centre.

A large Asda Superstore is adjacent, and the site is located only 2.2 miles from the A45 and Rushden Lakes Shopping Centre.

EPC

The premises have an EPC rating of C-60

Description

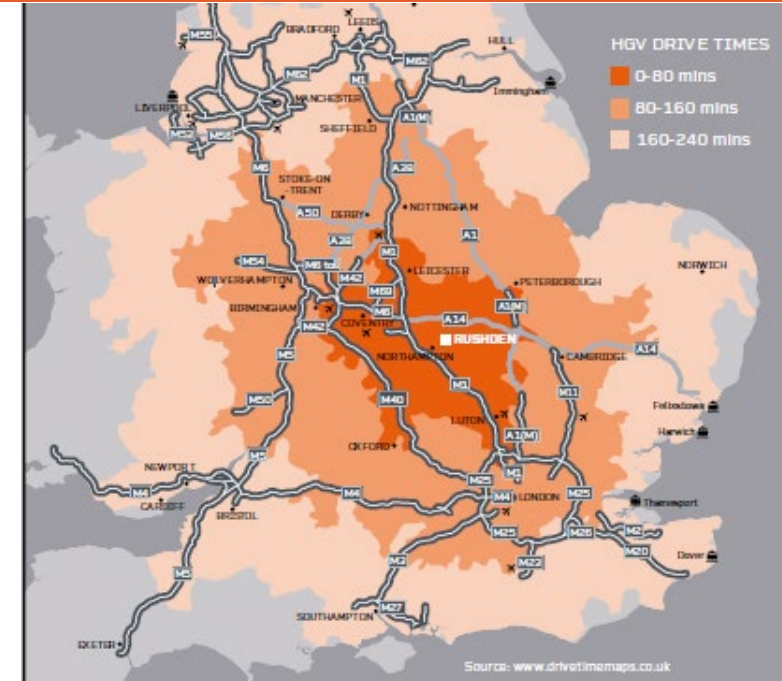
The Former Travis Perkins Site in Rushden presents a modern industrial/warehouse building with low site coverage and redevelopment potential for a variety of uses (subject to planning).

The property features a minimum internal eaves height of 6m (warehouse) and 3.95m (low bay area) and comprises three roller shutter loading doors, LED lighting, fully fenced secure yard and site, steel portal frame construction, 3-phase power, and a separate workshop/showroom/trade counter facility.

Accommodation

	Sq Ft	Sq M
Warehouse	3,476	322.93
Showroom	2,721	252.79
Total	6,197	575.72

The floor areas provided are approximate and are expressed on a net internal basis.



Terms

On the new lease to be agreed at a rent of £100,000 per annum

Rates

We are advised that the Rateable Value as of the 1st April 2023 will be £43,750.

The rates payable - April 23 / March 24 are estimated at £22,400 and maybe subject to some transitional relief.

Anti-Money Laundering

TDB Real Estate are obligated to comply with the EU's 5th Money Laundering Directive. For further information visit www.tdbre.co.uk/anti-money-laundering/

Services

We understand that all mains' services are connected to the property, TDB have **not** tested any of the services or mechanical or electrical installations. Interested parties must satisfy themselves in this regard.

Legal Costs

Each party to bear their own legal and surveyor's costs in relation to any transaction.

VAT

The ingoing tenant will be responsible for the payment of any VAT.

Viewing

Viewing and further information via the sole agents:



Oliver Thompson
oliver@tdbre.co.uk

Jack Brown
jack@tdbre.co.uk



Sam Sutton
info@phillipsutton.co.uk