



**Baker
Harman**

TO LET:

**Opportunity for Two-Storey
community space**



**Community Space at Northdale
Barns, Brawn Drive, Raunds,
Northants, NN9 6GX**

- Two-Storey Community Space
- 1,200 sq ft (111.48 sq m) total space
- 4 allocated car parking spaces

LOCATION

This property is located in Brawn Drive which is within close proximity of the A45 and the A14.

DESCRIPTION

The property is a Two-Storey Store Barn with a pitched slate roof that has planning permission to be converted for a community use.

The building will be redeveloped and will comprise the following:-

- Open plan space on both ground and first floor
- The space will benefit from plastered walls, carpeted floors, electric heating and LED lighting
- Accessway into the courtyard
- 4 allocated car parking spaces
- WC facilities

ACCOMMODATION

Once redeveloped the property will comprise a Gross Internal area of 1,200 sq ft (111.48 sq m).

BUSINESS RATES

The property has yet to be assessed for business rates purposes.

EPC

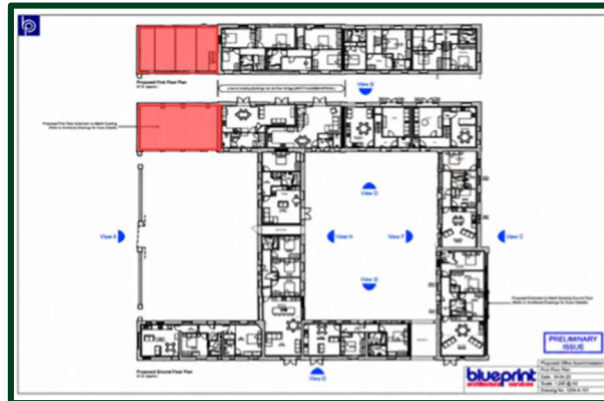
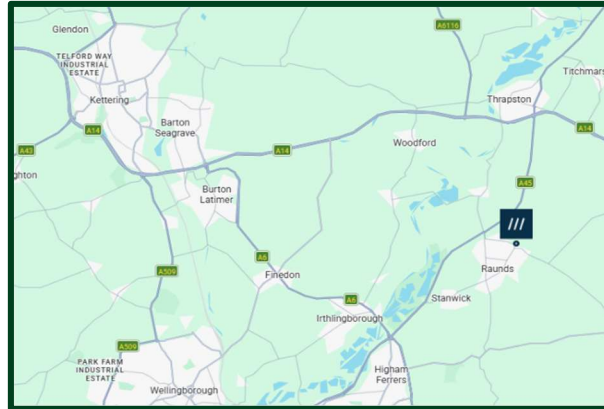
An EPC will be prepared once the redevelopment to the site has been completed.

VAT

All prices are quotes exclusive of vat which will be payable.

LEGAL COSTS

Each party is to bear their own legal costs.



SERVICE CHARGE

The tenant will be responsible for the cost of maintaining the communal areas by way of a service charge. The service charge will be charged on a proportionate basis.

ANTI MONEY LAUNDERING (AML)

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

TERMS

The property is available on a pre let basis with the redevelopment of the site being completed to meet occupiers specific requirements.

Guide Rent: £25,000 pa

VIEWING

To view and for further details please contact:



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