



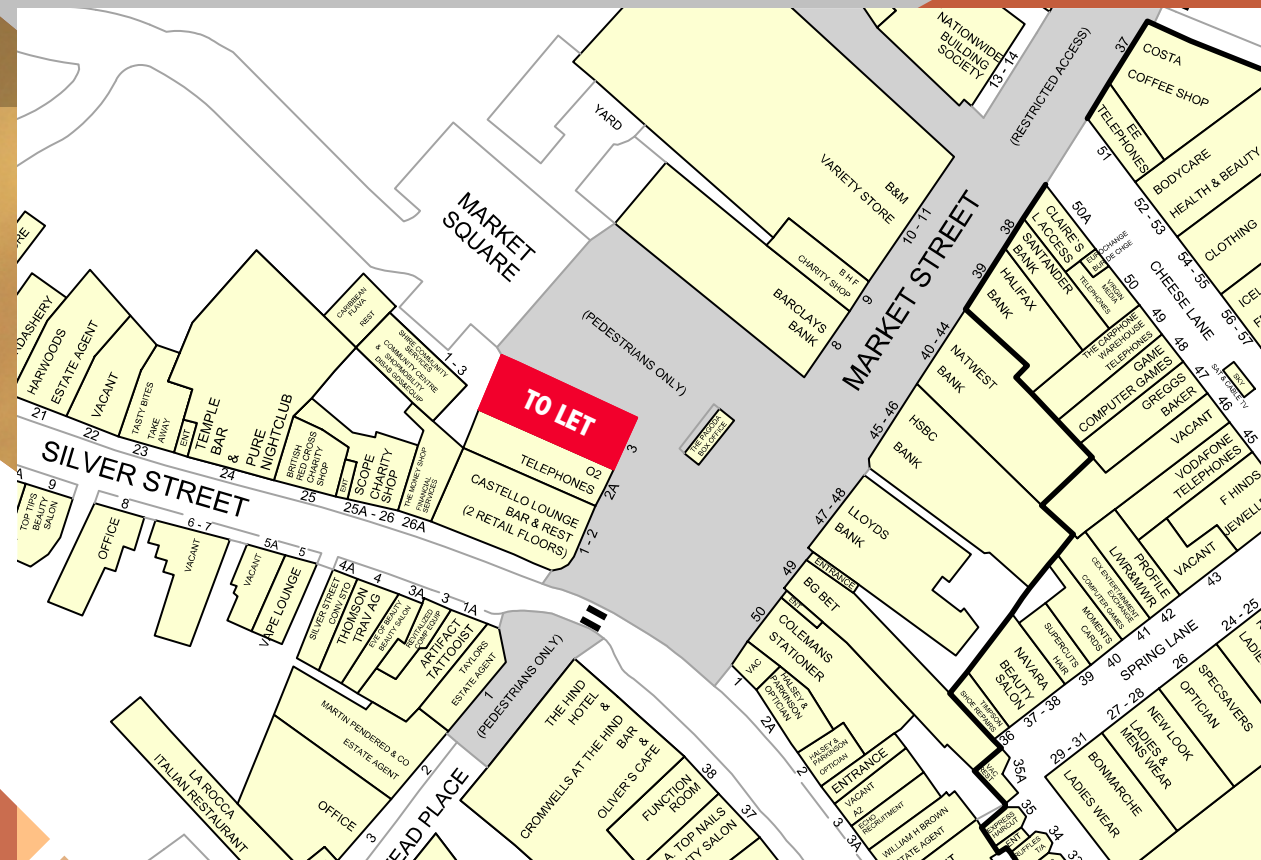
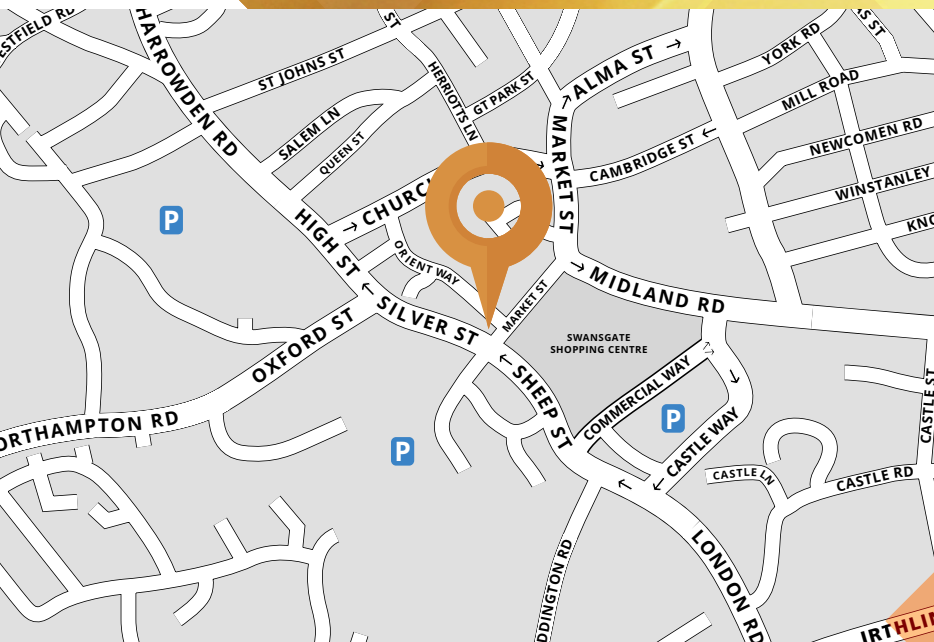
PRIME CORNER  
TOWN CENTRE

# RETAIL UNIT TO LET

Ground floor: 2,035 sq ft (189.07 sq m)

First floor: 1,929 sq ft (179.25 sq m)

**3 MARKET STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1AN**



## Situation

The property is situated on the western side of pedestrianised Market Street in Wellingborough town centre. The prime retailing pitch within the town is Market Street, which stretches north west from the property. This location is anchored by the Swansgate Shopping Centre, just opposite. The property benefits from significant footfall between the Morrisons supermarket and its free car park, and the Swansgate Shopping Centre. There is also a free multi-storey car park on nearby Commercial Way, adjoining the shopping centre. It has been a long-term policy of the Borough Council and shopping centre owners to offer free car parking in the town.

At the rear of the property is Market Square, which hosts an open stalls market four days a week.

The immediate area is occupied by Lloyds Bank, HSBC, NatWest, Santander, Barclays, B&M, O2, Loungers (Castello Lounge), Claire's Accessories, Costa and The Hind Hotel.



## Accommodation

The property comprises a two-storey unit of steel frame construction and brickwork elevations. It benefits from a return frontage onto the Market Square with high pedestrian footfall. Unit 3 currently trades at ground floor with ancillary offices, kitchenette and storage at rear ground and first floor.

**Net Frontage: 6.17m**

**Gross Frontage: 8.08m**

**Return Frontage: 14.46m**

**Ground Floor: 2,035 sq ft (189.07 sq m)**

**First Floor: 1,929 sq ft (179.25 sq m)**



RETAILING IN  
**WELLINGBOROUGH**

Wellingborough's retail floor space amounts to 640,000 sq ft and is mainly focused around the Market Square. It is in the centre of a broadly triangular site bounded by Silver Street to the west, Church Street to the north and Market Street to the south. The Swansgate Shopping Centre is located to the south of Market Street and attracts more than 5.3 million shoppers per year. Key tenants include Wilko, Boots, Iceland, Superdrug, Bon Marche, New Look, Peacocks, Home Bargains, Specsavers, WH Smith, Holland & Barrett and Vodafone.

Market Street acts as the central promenade within the town, being adjacent to the shopping centre and within close proximity to Sheep Street, Midland Rod and Cambridge Street. The Wellingborough market, recently refurbished, is located directly behind the property and is open four times a week.

**Currently, the occupancy level within Wellingborough town centre is high and there is a lack of supply of retail units, especially of a similar size to the property.**

WELLINGBOROUGH'S  
RETAIL FLOOR SPACE  
640,000 sq ft



## Business Rates

The property has a Rateable Value of £40,000.

Businesses may be eligible for allowances following Budget announcements.

The Uniform Business Rates for 2018/19 is 0.48 in the £.

## Terms

The property is available to lease by way of a new full repairing and insuring lease, with terms to be agreed (subject to obtaining vacant possession).

**A guide rent of £45,000 per annum is sought.**

## VAT

All figures quoted are exclusive and VAT.

## Services

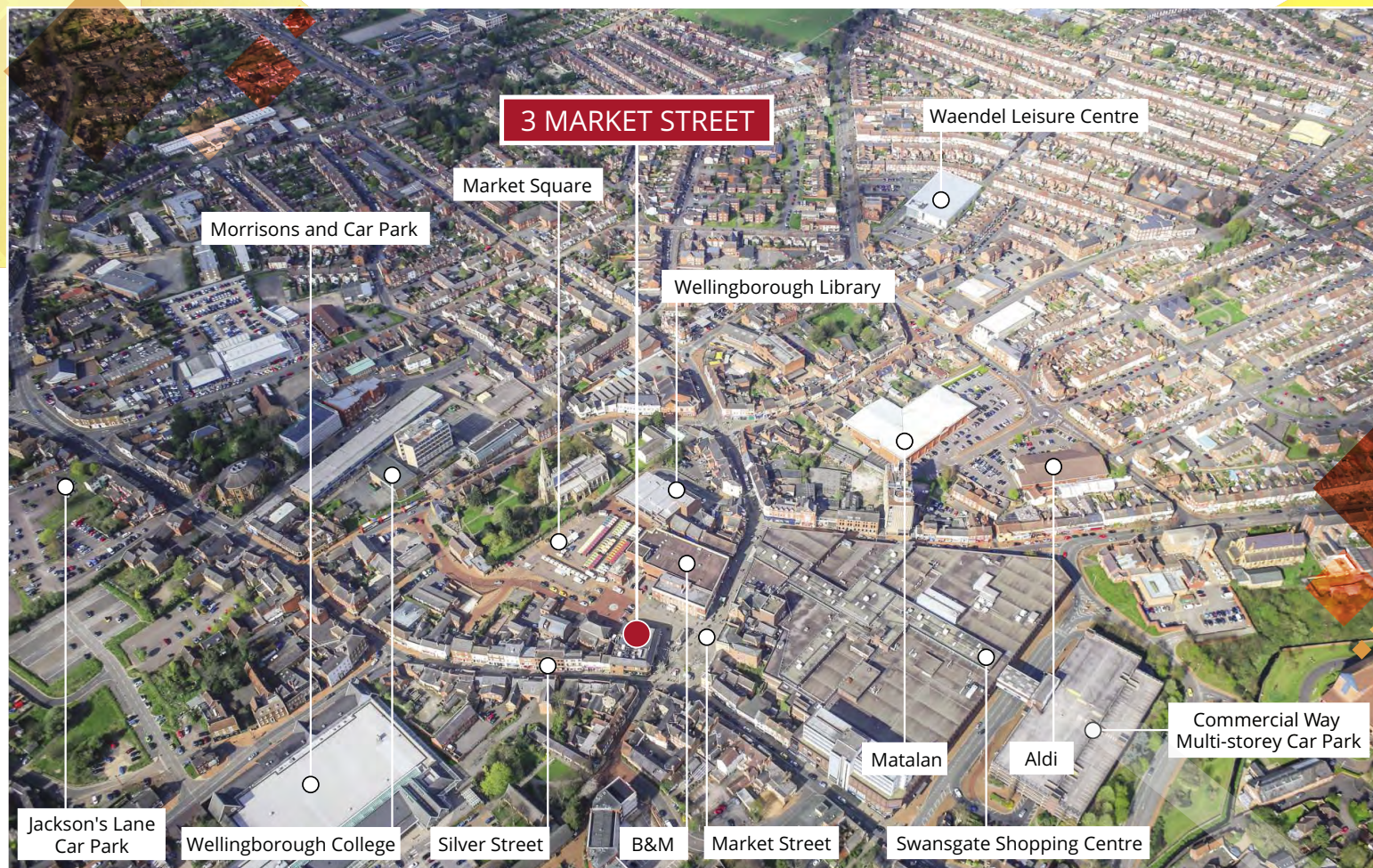
We understand that the property benefits from all mains services. The services have not been tested by the agents and interested parties are advised to make their own enquiries in this regard.

## Legal Costs

Each party shall bear their own legal costs.

## All Enquiries

For further information or to arrange a viewing, please contact the joint sole agents.



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