

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

**PARKWELL LOCAL CENTRE • IRTHLINGBOROUGH
ROAD • FINEDON NORTHAMPTONSHIRE • NN9 5EH**

REDUCED RENT



TO LET

- **New local centre development**
- **Unit 1 let to Tesco**
- **Units 1A & 3 are available on new leases at reduced rents**
- **New development of 4 retail units – planning approved (A1 / A2 / A3 / A5)**
- **2 retail units of circa 1,000 sq ft each – available individually or combined**
- **Very prominent road frontage to A6**

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Location

The site is prominently located in the centre of Finedon, amongst a densely populated residential area, fronting the A6. The location benefits from good road communications with the A6 leading to Bedford in the south and Leicester in the north, and the A45 dual-carriageway providing access to Northampton and the motorway network beyond with Junctions 15 and 15a approximately 14 miles distant. The A14 (Junction 10) is approximately seven miles to the east.

Description

The consented scheme comprises the re-development of an extremely prominent brownfield site, fronting the A6, linking the A45 at Rushden to the A14 at Kettering, through Finedon.

The development itself provides for a self-contained and serviced 3,500 sq ft (GF) Convenience Food Store pre-let to Tesco and three associated retail units of circa 1,000 sq ft each.

Each unit is constructed to a shell finish with plate glass display windows, security shutters, and wc facilities. Shared car spring facilities within the development for tenants and customers.

Approximate floor areas

Unit 1A	950 sq ft / 88 sq m
Unit 3	1,003 sq ft / 94 sq m

Services

Mains water and electricity.

Rating Details

TBA

Further enquiries should be directed to the local Rating Authority for North Northamptonshire

Terms

Each unit is available on a new lease for a term to be agreed. Rentals on request.

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Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

RICS 1st Edition of the Code for Leasing Business Premises / Money Laundering

ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

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