



FOR SALE
42 HIGH STREET, RUSDEN, NN10 0PJ
RETAIL VACANT POSSESSION

**Jessop
& CO**

Chartered Surveyors &
Commercial Property Advisors

SUMMARY

- Freehold vacant possession
- Located in an attractive market town
- Adjacent to Greggs & Superdrug
- Modern retail unit
- 1,936 sq ft arranged over two floors
- Rear servicing
- Suitable for a variety of uses within Class E

Offers in the region of £265,000 for the benefit of the freehold interest with vacant possession.



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LOCATION

Rushden is a market town in the administrative area of North Northamptonshire located 133miles (21km) east of Northampton and 18 miles (29km) north of Bedford. The town has a resident population of 32,148 (2020). The town lies on the A6 midway between Bedford and Kettering just to the south of the A45 which provides easy access to Northampton and the M1 Motorway.

SITUATION

The property is situated in the prime retailing thoroughfare of the High Street adjacent to both Greggs and Superdrug and close to Specsavers, Iceland, Costa and many other multiple retailers.

There are numerous car parks close by including Orchard Place and the Iceland customer car park both of which are free of charge and located to the rear of the property.

DESCRIPTION

42 High Street comprises a modern retail unit arranged on ground and first floors having the benefit of rear loading at first floor from Rectory Road.

Until recently, the property traded as Cardfair but is now offered with vacant possession.

ACCOMMODATION

The property provides the following approximate dimensions and net floor areas:

Internal Width: 19ft 2ins (5.85m)

Shop Depth: 60ft (18.29m)

Ground Floor Sales: 982 sq ft (91.28 sq m)

First Floor Ancillary: 954 sq ft (88.86 sq m)



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RETAIL VACANT POSSESSION

EPC

C (52).

VAT

The property is elected for VAT.

PROPOSAL

We are instructed to seek offers in the region of £265,000 for the benefit of the freehold interest with vacant possession.

FURTHER INFORMATION

For further information please contact the sole agents Jessop & Co:

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