

TO LET

## RETAIL UNIT

610 sq.ft  
(56.67 sq.m)



### Unit 5 Barnwell Court, Mawsley NN14 1FG

- Popular courtyard development anchored by One Stop and other local occupiers
- Situated within modern residential development
- Suitable for A1, A2, A3, and A5 use subject to planning
- Potential for zero business rates

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# Unit 5 Barnwell Court, Mawsley NN14 1FG

## DESCRIPTION

Barnwell Court is courtyard development, anchored by One Stop, offering community and business facilities. Other occupiers include The Orange Tree Pharmacy, Blush Beauty, Café at No 9, Stefanie Jayne's dress boutique, Luxus Photography Studio, India 2 take-away and Consummate Care.

## ACCOMMODATION

The self-contained retail unit benefits from a double frontage with recessed door. Internally it comprises open plan space with a disabled wc.

There is parking within the central courtyard of the scheme.

The premises comprise of the following approximate floor areas:

## AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor	610	56.67
Total	610	56.67
Rent	£9,000 per annum exclusive	



## LOCATION - NN14 1FG

Barnwell Court is located within the new village of Mawsley with some 950 homes - near Kettering in Northamptonshire, just off the A43 (the main Kettering to Northampton road), just a few miles west of Kettering town centre.

## SERVICE CHARGE & INSURANCE

The service charge is currently running at £249.70 per quarter.

## RENT

£9,000 per annum exclusive of rates, service charge and VAT

## RATEABLE VALUE

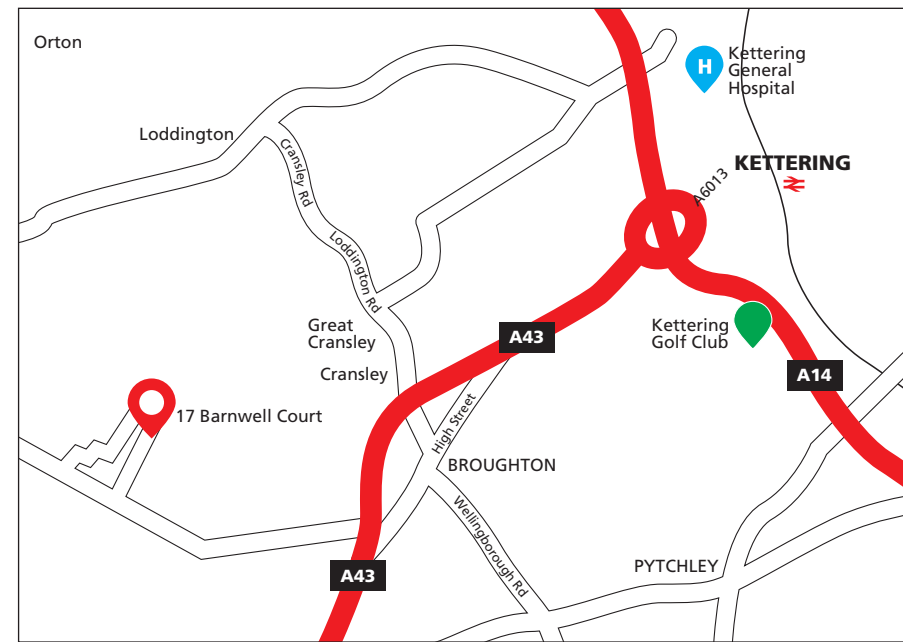
£5,600 per annum

## SERVICES

All mains services are available.

## ENERGY PERFORMANCE

C - 54. Further information available upon request.



## PLANNING

Ideal for multiple uses subject to change of use. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

## VIEWING

Strictly via prior appointment with the appointed agents:

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