

To Let

Former Council Chamber and District Offices

- Ground and First Floors totalling approximately 1,944 sq ft (180.60 sq m)
- Centrally Located Adjacent to Municipal Car Park

90 High Street, Burton Latimer, Northants, NN15 5LA



LOCATION

90 High Street is set back from the main High Street and forms part of the former Council Offices adjacent to the Municipal Car Park accessed via Churchill Way off High Street.

DESCRIPTION

The accommodation forms part of the ground and the first floors of surplus former Council Office accommodation. The building is of stone construction under a pitched slated roof.

Access is gained through the main shared entrance although two further entrances are available including one via an external staircase to the front of the property. The accommodation includes various offices and reception areas and includes a large former Council Chamber at first floor.

There are two toilets, one on the ground floor shared with another tenant and one at first floor. Kitchen facilities are at first floor.

Ground Floor Accommodation - 448 sq ft (41.62 sq m)

First Floor Accommodation - 1,496 sq ft (138.98 sq m)

Total Net Internal Floor Area - 1,944 sq ft 180.60 sq m

01933 277600

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A Code of Practice for Commercial Leases: Gordon Commercial encourage all landlords and tenants to consider the recommendation of this publication – applicants should enquire directly to the agents to discuss specific terms. Further information visit www.commercialeasecode.co.uk

TERMS

The accommodation is available on a new Internal Repairing and Insuring Lease for a term of years to be agreed.

Rent

On application.

EXCLUSION

The provisions of Sections 24 - 28 inclusive of the Landlord and Tenant Act 1954 are to be excluded.

SERVICES

Mains water, electricity and gas are connected. Heating is partially via a wet system serviced by a gas fired boiler and partially via electric heaters. Services have not been tested.

RATES

From verbal information received from the local Rating Authority we have been advised that the accommodation has three assessments as previousl split into three separate areas:

90 High Street (Grd Floor) – Rateable Value £2,750

90A High Street (1st Floor) - Rateable Value £3,100

90 High Street 1st Floor) - Rateable Value £4,800

Interested parties should make their won enquiries of the Local Rating Authority at Kettering Borough Council. Telephone 01536 410333

DEPOSIT

An initial deposit is required equating to two months rent returnable if the premises are left in a satisfactory condition on vacating.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

VAT

It should be noted that the figures quoted are exclusive of any VAT that the landlord may have a duty or choose to impose.

A CODE OF PRACTICE FOR COMMERCIAL LEASES

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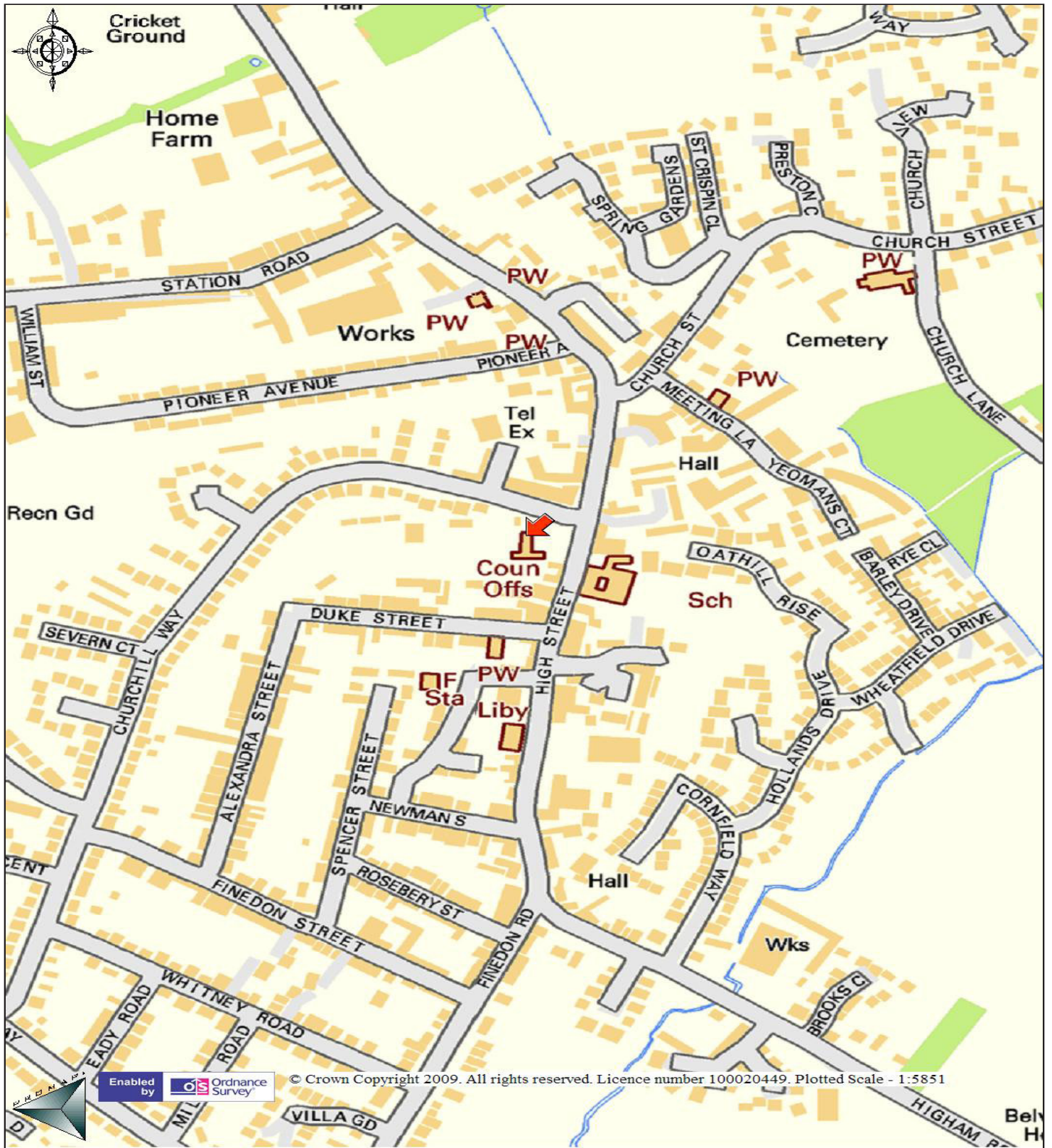
VIEWING AND FURTHER INFORMATION

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90 High Street
 Burton Latimer
 Northants
 NN15 5LA

Date
Scale
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Gordon
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