

CAR WASH TO LET NORTHAMPTON



Approximately 8,500 sq ft Concrete Site.

Postcode NN5 4EG.

Adjacent to major Dual Carriageway (at roundabout).

Includes Wash Station Drainage Pit.

Next to Sixfields Leisure Park.

New Lease.

£20,000 per annum plus VAT.

**Tenant to pay legal fees, business rates and annual insurance,
full details available upon request.**

June 2022

Subject to Contract

Viewings can be arranged via sole agents:

BANKIER SLOAN Chartered Surveyors

Sugarswell Business Park, Shenington, Banbury, Oxon, OX15 6HW

Tel: 01295 688384, Mobile: 07831 338111

reception@centre-p.co.uk, www.centre-p.co.uk

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Business Rates: The premises currently have a rateable value of £10,000. If this is a tenants only commercial property no rates will be payable under the government's Small Business Rates Relief scheme for the financial year 2022/2023. Please see https://www.centre-p.co.uk/Small_Business_Rates_Relief_2021_2022.pdf

Insurance: The landlords will insure the premises and seek from the ingoing tenants reimbursement for the annual insurance premium. This is expected to be less than £400 per annum.

Legal Fees: We would seek a contribution of £600 plus VAT towards the landlord's legal costs, these to be paid as solicitors are instructed.

1954 Landlord & Tenant Act: This lease is to be taken outside of the 1954 Landlord & Tenant Act, and the ingoing tenant will therefore have no *automatic* right to stay in occupation beyond the termination of their lease agreement. The current planning permission runs until August 2026.

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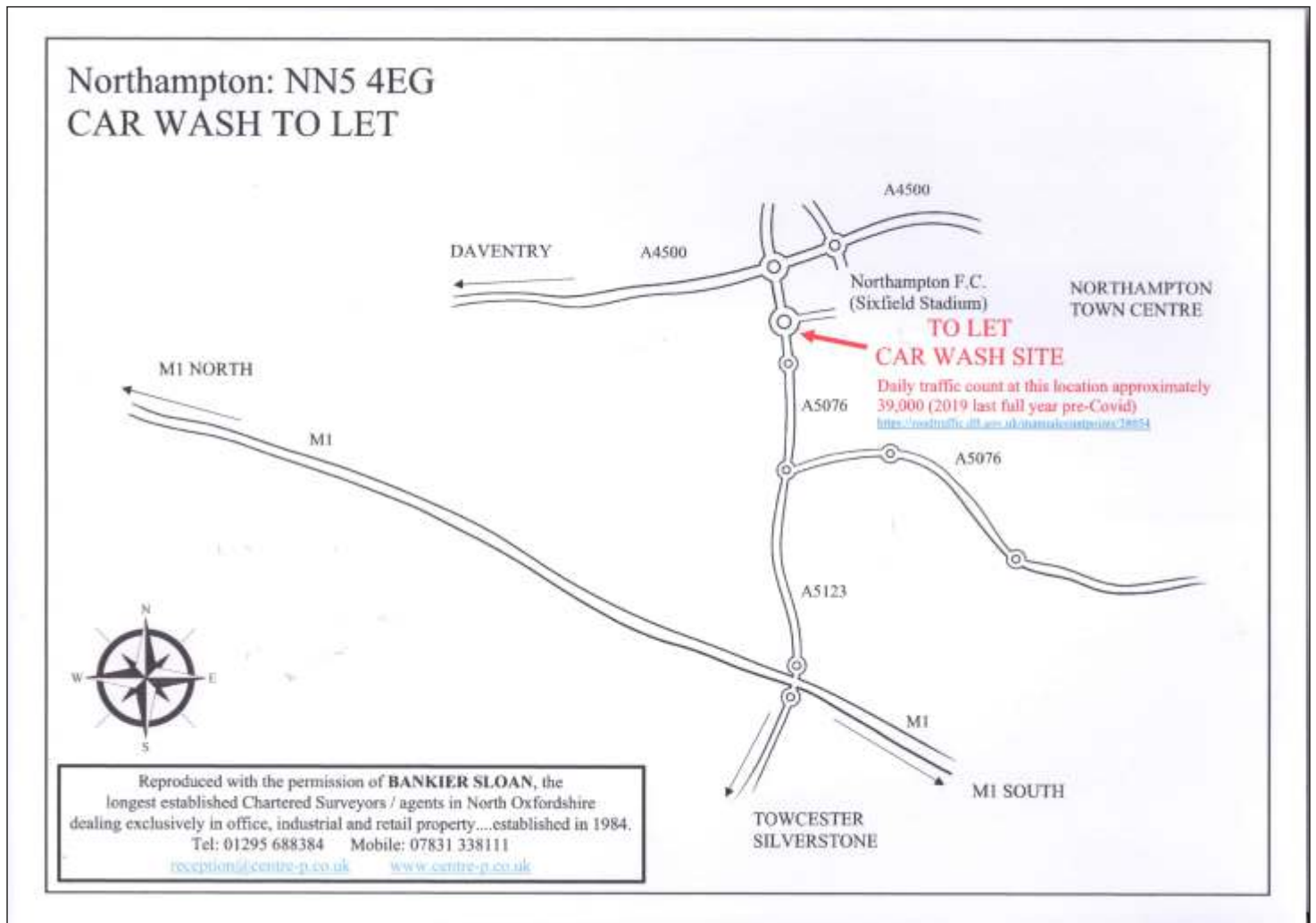
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