

SUBJECT TO VACANT POSSESSION



**M**

**UNIT 5**

Grafton Close  
Wellingborough  
Northamptonshire, NN8 5WA

Local Occupiers Include

**TESCO**  
express

**Day Lewis**  
Pharmacy

**BARBERS & COFFEE CO.**

**Mercy in Action**

### DESCRIPTION

Grafton Close is approximately two miles from Wellingborough town centre and is located within the popular Gleneagles housing estate.

The terrace retail unit has cavity brick / block elevations under a pitched concrete tiled roof. To the rear there is a secure service yard for goods deliveries and staff parking. Grafton Close also benefits from free car parking and the shopping parade is serviced by a wide pedestrian footpath.

- Prime Shopping Arcade
- Tenants include Tesco Express, Barbers and Coffee Co, Mercy In Action and Day Lewis Pharmacy.

### UNIT SIZE

Total Area: 723 sq.ft (67 sq.m)

### RENT

£14,750 pa

### BUSINESS RATES

Rateable Value: £11,250

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £1,377 PA exclusive.

Insurance: £500.

### ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

### PLANNING

Subject to planning. 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.



5

Retail Units On-Site



6,623 sq.ft

Total Area



What Three Words  
sang.claims.fame



# GRAFTON CLOSE

## SITE PLAN

M

**LCP.**  
part of MCore



**Kristien Neve**

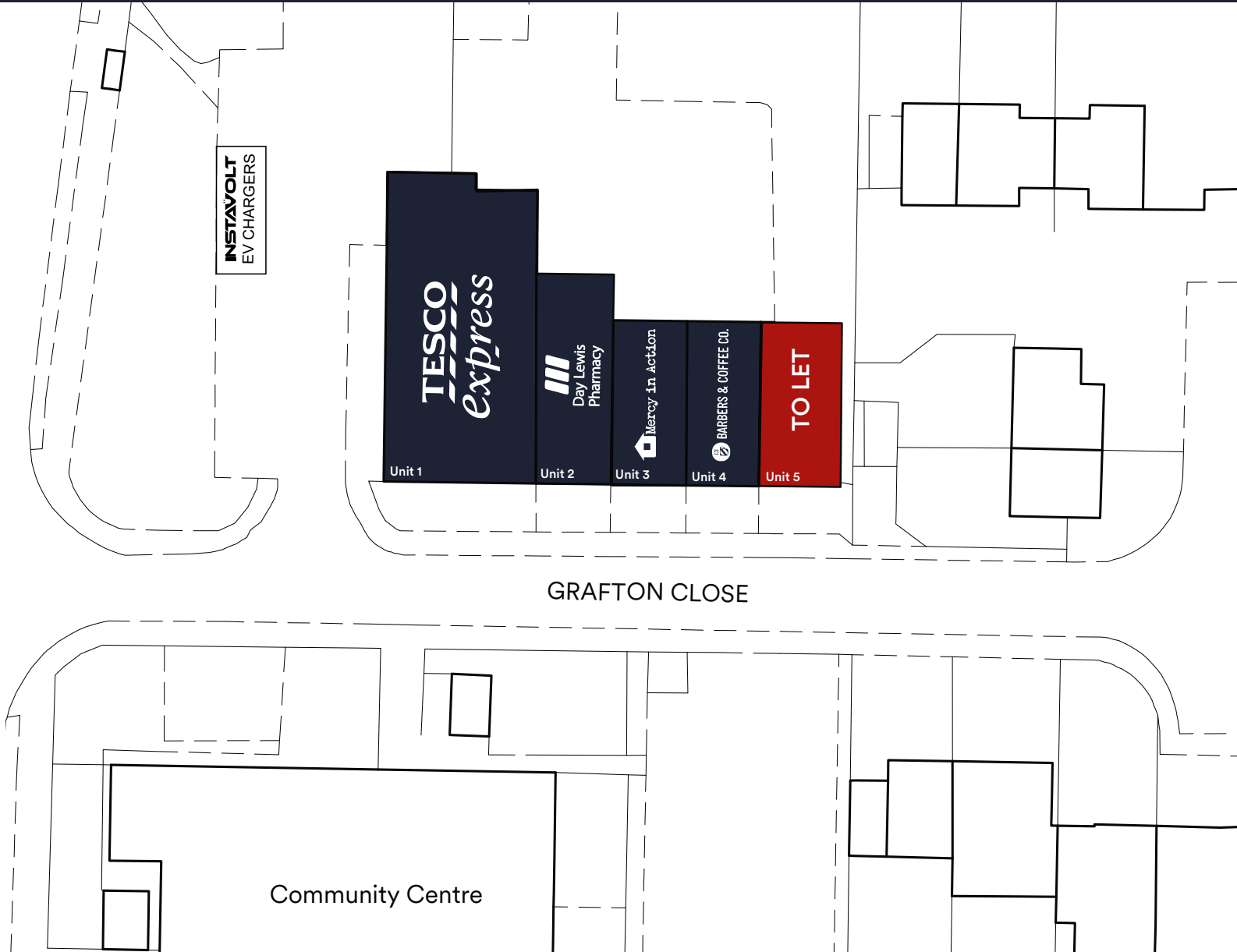
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**Viewing**  
Strictly via prior appointment  
with the appointed agents



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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