

**PRIME LOCK UP SHOP  
2 NORTH STREET  
Oundle  
NORTHAMPTONSHIRE**



A prominently positioned Lock-Up Shop providing 279 sq ft (25.90m<sup>2</sup>) of Sales Area, small Office of 44 sq. ft. (4.10m<sup>2</sup>) occupying a striking location at the corner of the Market Place, the centre of a most attractive and thriving market town. Oundle is within easy reach and with access to the A605, A1, A14 & M1 with Peterborough 12 miles, Huntingdon 15 miles & Northampton 27 miles and main line stations at Peterborough, Huntingdon & Wellingborough.

Sales Shop: 279 sq ft (25.90m<sup>2</sup>) [Frontage: Approx 43 ft ]

Store: 44 sq. ft. (4.10m<sup>2</sup>)

Toilet: With low suite WC, hand basin and electric water heater.

Services: All main services available.

Rateable Value: £5000 (This property should be eligible for Small Business Rate Relief)

EPC: The property is in the Conservation Area and classed as a Listed Building.

Rent: The property is to let on a standard Repairing and Insuring lease for a minimum term of 3 years