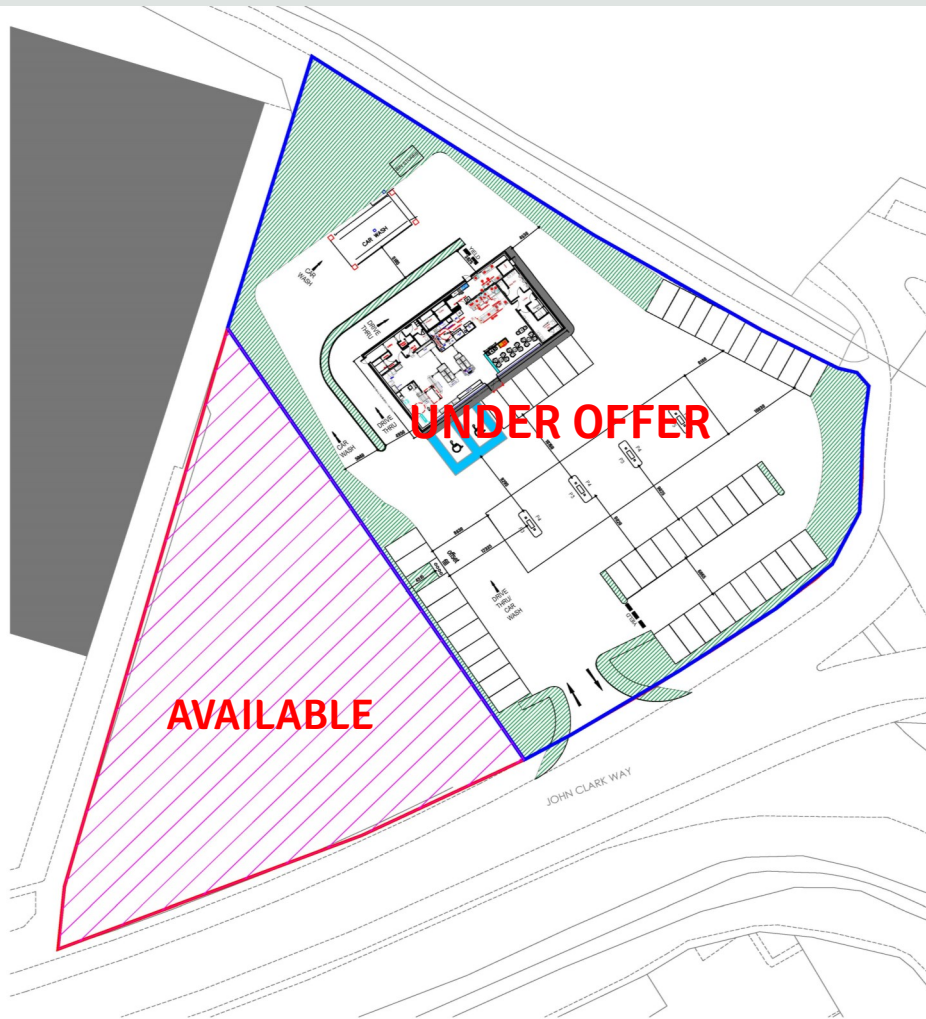


TO LET Drive-thru Opportunity

rapleys.com
0370 777 6292

Land at John Clark Way, Rushden
Northamptonshire NN10 0FN



New roadside opportunity

Prominently located at the roundabout junction of the A5001 / A6

17,500 vehicle movements per day
(source: DFT 2016)

Suitable for a variety of uses including retail, restaurant and drive-thru
(subject to planning)

0.59 acre (0.23 hectare) available

TO LET

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Location

The site is prominently located fronting the roundabout junction A5001 / A6 in Rushden, Northamptonshire. There are daily traffic flows on the A6 of 17,500 vehicles per day (source: DFT 2016). The surrounding area is mixed commercial and residential in character with a **DHL** depot immediately to the rear and residential opposite.

Rushden lies on the A6 midway between Bedford and Kettering. The southern limits of the town border on the county of Bedfordshire.

Description

Currently a cleared site, our client is proposing to develop a petrol filling station with associated retail, car wash and complimentary drive-thrus/restaurants.

The layout is flexible and can be adapted to suit individual occupiers needs.

Accommodation

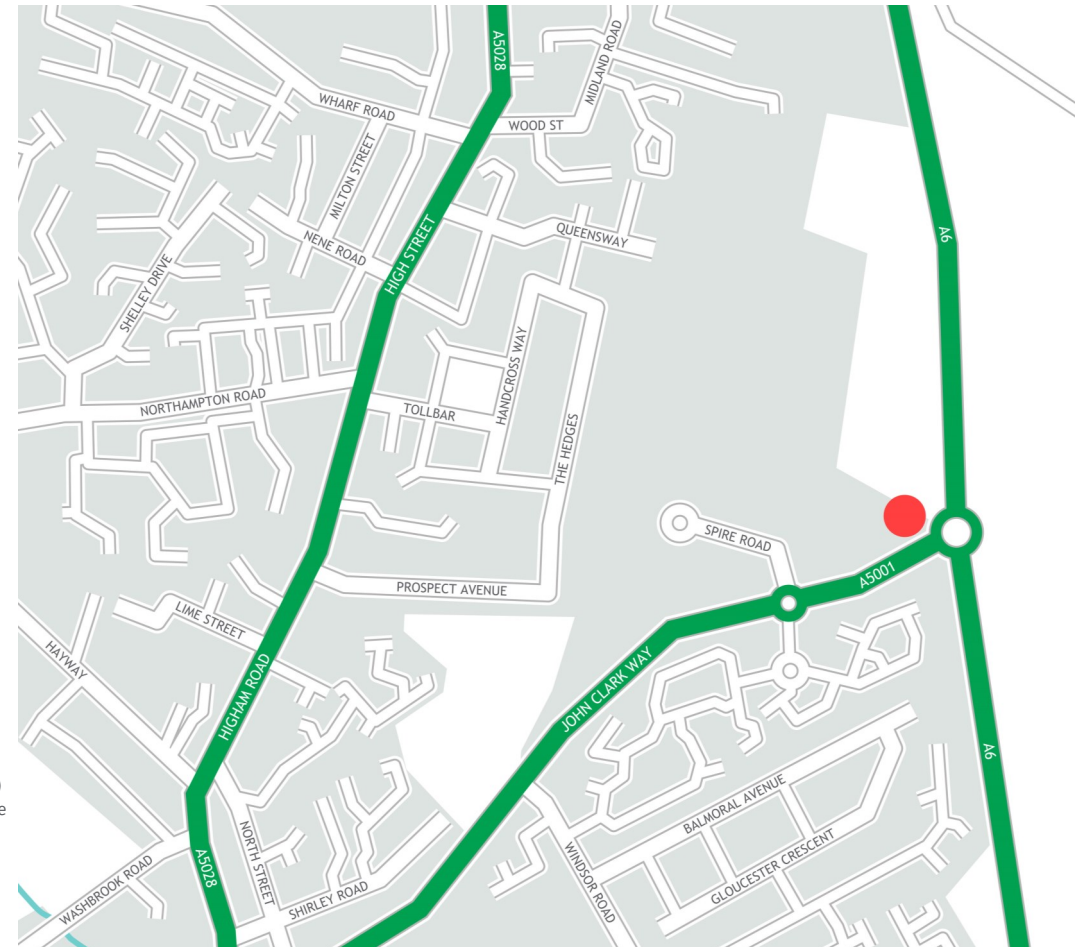
The site is suitable for a range of developments, of up to 10,000 sq. ft. The property comprises the following approximate site areas:

	Hectare	Acre	Status
Plot 1	0.44	1.11	Under Offer
Plot 2	0.23	0.59	Available
Total Site Area	0.67	1.70	

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate (gross) internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.



TO LET
Drive-thru Opportunity

CONTACT **Alfred Bartlett**
 07738 090 760 | alfred.bartlett@rapleys.com

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 Northamptonshire NN10 0FN

Terms

The new unit will be available by way of a new lease for a term of years to be agreed.

Energy Performance

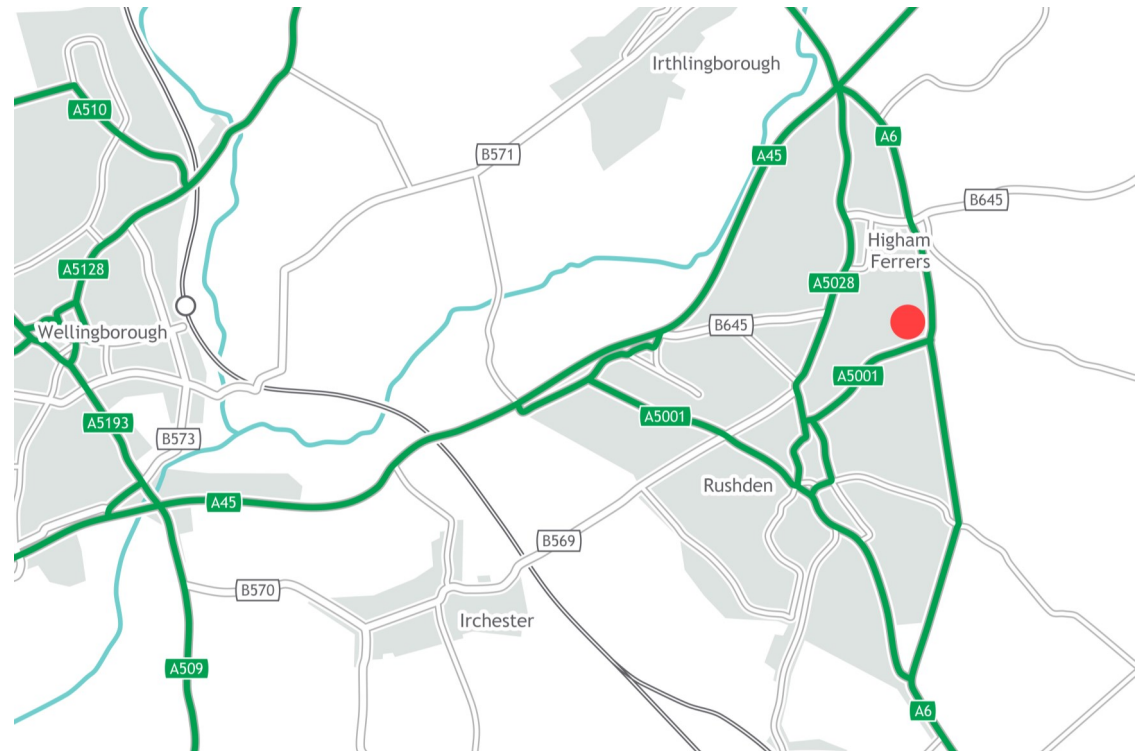
An energy performance rating will be provided upon completion of the scheme.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

The site can be viewed from the road. For further information please contact Alfred Bartlett.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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