



13 High Street, Rothwell NN14 6AR

- Prime High Street Location
- A1/A2 retail permission
- c.4.05m (c.13') Frontage
- c.24.86 sq. m (267 sq. ft) front retail/office space
- Single toilet
- Not applicable for Mini Market or Barbers**

PRICE
£595
PCM

23 High Street, Rothwell
01536 418100
info@simonac.co.uk
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SIMON & CO.
ESTATE AGENTS

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Price £595 PCM

A1/A2 retail premises situated on the main High Street, offering approximately 30 sq. m of retail floor area.

The property benefits from a display window and entrance door, providing a total frontage of approximately 4 metres and opening into the main retail/office area, measuring approximately 4.05m maximum / 3.5m minimum in width x 7.5m in depth, providing approximately c.24.86 sq. m (267 sq. ft) of retail/office space. To the rear is a small hallway/storage area and a W.C c.5.77sq.m (62 sq.ft)

**PLEASE NO BARBER OR MINI MARKET ENQUIRES DUE TO NEIGHBOURING BUSINESSES ALREADY TRADING – THANK YOU

1 April 2026 business rate valuation of £5,800 - small business rate relief applicable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Rothwell,
Northants NN14 6AD

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We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.