

TO LET

1 GUILDHALL ROAD NORTHAMPTON NN1 1DP

LOCATION

The property is prominently located in Northampton town centre, opposite The Guildhall and amongst retail, leisure and service amenities.

DESCRIPTION

A well-presented A1 retail shop property with first floor office suite above and ancillary space in the basement. The accommodation benefits from high ceilings and tall windows providing airy space throughout. Car Parking is available in the rear yard.

ACCOMMODATION

Ground floor retail:	77.32
First floor offices:	60.9m ²
Second floor stores:	40.4m ²
Basement store/mess room:	14.9m ²
Total:	193.5m ² (2077 Sq.Ft.)

TERMS

The property is offered at £30,000 pa exclusive

RATES

Rateable Value: £19,500

SERVICES

Electricity, WC's, Kitchen, mess room



VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

COSTS

The preparation of the lease will be charged to the incoming tenant.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN
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