

TO LET

**1 HODGES LANE
KISLINGBURY
NORTHAMPTON
NN7 4AJ**

LOCATION

The property is located in the heart of the picturesque village of Kislingbury close to local amenities. Northampton offers a full range of retail, banking and leisure facilities 3 miles away and access to the motorway network via junctions 15,15A and 16 of the M1 Motorway via the outer ring road. Northampton has good rail links with London (Euston) and Birmingham (New Street) both just over 1 hour's journey time away.

DESCRIPTION

A ground floor retail unit within a stone built semi detached property under a pitched tiled roof. There is parking to the rear and a separate WC.

Ground floor retail: 22.5m² (c.250 sq ft)

TERMS

The premises are offered on a new, flexible lease at an initial rent of £6,500 per annum. (No Vat)

RATES

Rating assessment: £2,200. Qualifying tenants will pay zero with Small Business Rates relief



EPC

An EPC is available on request.

PLANNING

Class E Retail etc

VAT

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

VIEWING

Strictly by prior appointment
with the Sole Agent:

CHOWN COMMERCIAL

STEPHEN CHOWN

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