

TO LET

ST JAMES PARK ROAD, NORTHAMPTON, NN5 5DN



- Ground floor Retail / showroom premises
- 112.5m2 (1,210 Sq. Ft.)
- Well-presented internal shell
- Unrestricted parking outside
- Rent: £14,000 per annum

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Location

Northampton is a well-established commercial centre c.68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

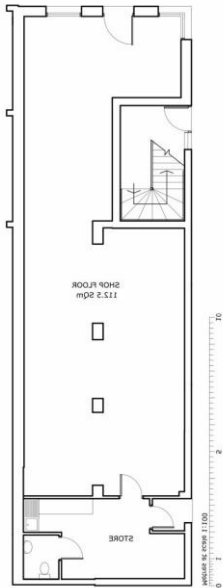
St James Park Road is located one mile west of the town centre in a prominent corner location close to the park.

Description

Ground floor retail/showroom accommodation screeded floor, plastered ceiling with surface mounted lighting. Electric panel heaters. Kitchen & WC to the rear. Rear back loading door.

Accommodation

112.5 m² (1,210 Sq.Ft.). All ground floor.



Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an effective full repairing and insuring basis.

Rent

£14,000 per annum exclusive

Rates

The business rates will be reassessed upon occupation but are most likely to fall below the SBRR threshold.

EPC

An EPC been commissions and a copy is available upon request.

Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**.

Stephen Chown

Chown Commercial

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These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted of any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents are, given notice that;

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and all other details are given in good faith, and are believed to be correct but any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as the correctness of each of them;
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