

## TO LET

**11 ST. LEONARD'S ROAD  
NORTHAMPTON  
NN4 8DL**

### LOCATION

The property is located on the popular high street within Far Cotton, a district just south of Northampton town centre. Northampton offers a full range of retail, banking and leisure facilities 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

The ground floor of converted terraced property with frontage onto St Leonard's Road, Far Cotton. This popular street has a mix of both shopping essentials (bank's, newsagents etc) and specialist shops that draw in customers from the wider area.

Aluminium shop-front. Fluorescent strip-lights. Tile floor

Retail sales area	282 sq ft (26.22 sqm)
Ground Floor stores	96 sq ft (8.8 sqm)
Kitchen & WC	

Car parking at rear

### TERMS

The premises are offered on a new, flexible lease at an initial rent of £8,000 per annum.



### RATES

VOA Website 2017 Assessment: £4,200

### 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

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