

## TO LET

### NEWLY REFURBISHED RETAIL UNIT

Rent: £22,500pa exclusive

12 GOLD STREET  
NORTHAMPTON  
NN1 1RS

#### LOCATION

The premises are located in Northampton town centre, on the main route to the Train Station. Nearby occupiers include: Travelodge, Yorkshire Bank, Wilkinson's, 99p Store, Poundstretcher and Argos.

#### DESCRIPTION

The property benefits from a brand new shop front and has been refurbished to include new flooring.

#### ACCOMMODATION

Ground floor sales area: 1,218 Sq. ft (113.8m<sup>2</sup>)  
Store: 161 Sq.Ft. (15m<sup>2</sup>)  
Basement stores: 790 Sq.Ft. (73.4m<sup>2</sup>)

#### TERMS

The premises are offered on a flexible lease at £22,500pa.  
Terms to be agreed.

#### VAT

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

#### RATES

Rateable Value: £26,000 pa



#### SERVICES

Electricity, WC's, Kitchen

Utilities and service charge are to be paid by the tenant.

#### COSTS

Each party to bear their own legal costs.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**STEPHEN CHOWN**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

**HANNAH BUNTING**  
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