

## TO LET

**138 Wellingborough Road  
Northampton  
NN1 4DT**

### LOCATION

Half a mile east of Northampton Town Centre, on the popular Wellingborough Road amongst retail, restaurant and business users.

### DESCRIPTION

This is a well maintained terraced red brick Victorian property offering vacant Ground Floor retail accommodation direct off the pavement.

Tidy yard to rear.

Ground Floor retail area c.327 Sq ft - (c.30.45 sq m)

### TERMS

The property is offered To Let for £10,000 per annum. Ground Floor Only. The residential flats above are let out separately.

### SERVICES

3 phase electricity connected (No tests have been carried out)

### EPC

An EPC has been carried out. Certificate available on request



### VAT

The terms quoted are exclusive of VAT

### COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**CHOWN COMMERCIAL**

STEPHEN CHOWN 01604 604050

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