

## TO LET

### RETAIL UNIT

Rent: £17,500pa exclusive

14 Alexandra Terrace  
Kingsthorpe  
Northampton NN2 7SJ

#### LOCATION

The property is situated in a busy shopping parade in Kingsthorpe some 2.5 miles north of Northampton town centre. Nearby retailers include Waitrose, Boots, and Paul Lewis Opticians.

#### DESCRIPTION

The premises are on ground floor with retail frontage and basement storage at street level with vehicular access at the rear. Lift access between floors. Powder blown aluminium shop front. Electric heating. Strip lighting. Laminate floor. 15ft Frontage. No gas.

#### ACCOMMODATION

Ground floor:	594 Sq Ft	(55.2m <sup>2</sup> )
Basement:	831 Sq Ft	(77.2m <sup>2</sup> )

#### TERMS

Available by new lease on terms to be agreed.  
Guide Rent: £17,500 pa exclusive

#### RATES

Rateable Value: £11,000

Small Business occupiers may benefit from Small Business rates relief, subject to status.



#### EPC

An EPC has been commissioned and is available upon request.

#### VAT

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

#### 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)



[www.chowncommercial.co.uk](http://www.chowncommercial.co.uk)

