

## TO LET

**14 Kingsley Park Terrace  
Kingsley  
Northampton  
NN2 7HG**

### LOCATION

Kingsley Park Terrace is approximately 1.5 miles north of Northampton Town Centre, close to the Racecourse and serving an established residential area. Nearby retailers include Co-op, Tesco, Pizza Hut, Nationwide Building Society and other local retailers

### DESCRIPTION

This is a Semi-Detached return fronted A2 retail property offering Ground Floor and Basement. The Ground Floor is largely open plan, save for the trade fixtures of the previous tenant. The Basement has restricted head height and is ideal for storage. The property occupies a corner plot on Kingsley Park Terrace and Oliver Street. To the rear is car parking for one car.

Ground Floor 1,000 Sq ft - (93 sq m)  
Basement 410 Sq ft - (38 sq m)

### TERMS

The premises are offered on a new and full repairing and insuring Lease. The property is offered at £18,000 per annum exclusive

### SERVICES

All services are connected (No tests have been carried out)



### EPC

The EPC rating is D. Certificate available on request

### RATES

The Rates are to be re-assessed and are likely to be in the region of £13,500 per annum

### 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

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

