

TO LET

Well-presented A3 restaurant

15 High Street
Long Buckby
Northants NN6 7RE



LOCATION

Located on the north side of High Street in the centre of Long Buckby close to other shops, restaurants and the Co Op Supermarket.

DESCRIPTION

This well presented and spacious A3 Retail Unit offers ground floor accommodation for A1, A2 and A3 uses.

The accommodation has male and female WC's (incl disabled facilities), laminated floor and quality lighting throughout. To the rear is a former kitchen, still lined with food-hygiene friendly wall and floor coverings.

FLOOR AREAS

Retail sales / restaurant	67.49m2	726 Sq.Ft.
Kitchen / office	37m2	398 Sq.Ft.
Total available	104m2	1,124 Sq.Ft.

TERMS

Full repairing and insuring terms for a lease-term to be agreed. If required there is a 2-bed flat above to let on separate terms. Rent: £13,500 per annum

BUSINESS RATES

Rateable Value: £6,700.

LEGAL COSTS

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



SERVICES

We understand that all mains services including water, gas, drainage and electricity will be connected to the Units

VAT

Vat will be charged upon the rent.

VIEWING

Strictly by prior appointment:



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