

TO LET

BY WAY OF ASSIGNMENT

Fully fitted A3 Restaurant

157-159 Wellingborough Road
Northampton
NN1 4DX

Passing rent: £23,000 per annum

Premium for Fixtures, Fittings & Goodwill: £35,000

LOCATION

A fully fitted A3 / A5 Retail, Restaurant and Take-away unit located on the ever-popular Wellingborough Road in Northampton. This busy street offers a full range of Restaurants, Bars, Offices, Banks, Sainsburys Supermarket and Tesco's.

DESCRIPTION

The premises are offered with a fully fitted kitchen, servery, space for ground floor restaurant with Altro flooring, recessed lighting, feature radiators, external garden seating, first floor office and second floor storage. Full inventory available.

AREAS

Ground floor	82.5m2	888 Sq.Ft.
First floor	50.1m2	540 Sq.Ft.
Second floor	15.8m2	170 Sq.Ft.
Total	148.4m2	1,597 Sq.Ft.
Plus basement		

TERMS

The assignment of a Full repairing and insuring lease with 7 years remaining. Passing rent £22,000 pax.



LEGAL COSTS

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

EPC

EPC available upon request

SERVICES

Mains water, drainage, gas and electricity are connected to the units

VAT

VAT will be charged upon the rent.

VIEWING

Strictly by prior appointment through the sole agent:



24 Bridge Street, Northampton NN1 1NT

STEPHEN CHOWN

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