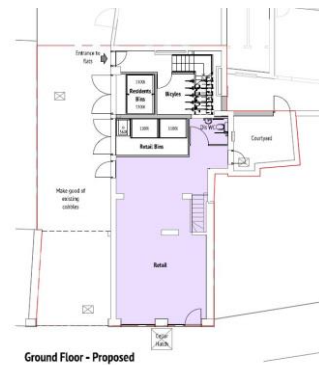


## NEW A1 RETAIL UNIT TO LET

Ground Floor and Basement  
16 Sheep Street, Northampton, NN1 2LU  
550 Sq. Ft. (50m<sup>2</sup>) retail available



### Accommodation

Ground floor retail: c. 550 Sq.Ft. (50.4m<sup>2</sup>)  
Basement storage: c.500 Sq.Ft. (46.4m<sup>2</sup>)

### Business Rates

The property is being re-assessed for Business Rates following works to the property.

The former RV was £7,300

### Terms

Rent £20,000 per annum exclusive based upon a flexible new Internal Repairing and Insuring lease

### EPC

An EPC has been commissioned. Further details are available upon request.

### VAT

All figures referred to in these particulars are exclusive of VAT (if applicable).

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Viewing by appointment only with the sole agent Chown Commercial on 01604 604050.

**Stephen Chown**  
**Chown Commercial**  
E: [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

