

TO LET

RETAIL AND SHOWROOM UNIT With Offices & Car Parking

195 – 201 WELLIGBOROUGH ROAD
NORTHAMPTON
NN1 4ED

LOCATION

The premises are prominently located on a corner plot of the town's popular arterial road only 1.5 miles from Northampton town centre, with easy access to the ring-road and motorway network beyond.

DESCRIPTION

The property offers retail and ancillary space on both ground and first floor. There is a car park to the rear.

ACCOMMODATION

Ground floor retail:	71.79m2	(773 Sq.Ft.)
Ground floor offices:	472.69m2	(5087 Sq.Ft.)
Total:	544.48 m2	(5860 Sq.Ft.)

TERMS

The premises are offered To Let on a flexible lease at a rent of £35,000 per annum exclusive

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.

RATES

Rateable Value:

SERVICES

Electricity & water/drainage

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment
with the Joint Sole Agents:

STEPHEN CHOWN – CHOWN COMMERCIAL
src@chowncommercial.co.uk

