

## TO LET

### 2 THE DRAPERY NORTHAMPTON NN1 2ET

Guide Rent: £25,000 per annum exclusive

#### LOCATION

Northampton is a well-established commercial centre in the heart of Central England. The Town is approximately 68 miles north of Central London, 55 miles to the South East of Birmingham and 14 miles to the North of Milton Keynes

The Drapery is home to most central buses and the historic Market Square is easily accessed. Leading from The Drapery and the Market Square is Northampton's prime shopping area, Abington Street.

#### DESCRIPTION

A Ground Floor Retail Shop, Basement Store & Kitchen with 3 floors of office accommodation

#### ACCOMMODATION

Ground Floor Retail	975 Sq. Ft.	(90.65m <sup>2</sup> )
Basement Store	613 Sq. Ft.	(57.4 m <sup>2</sup> )
Basement Kitchen	117 Sq. Ft.	(10.89m <sup>2</sup> )
Three Upper Floors (each) c.350 Sq Ft.		

#### TERMS

The property is available on an assignment of an internal repairing and insuring lease for a term of 15 years starting from 5<sup>th</sup> September 2016. The lease is held outside of the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954, Part II (as amended). Please note, we have not seen sight of the completed lease.

There is open market rent reviews and tenant only break clauses upon 5<sup>th</sup> and 10<sup>th</sup> anniversary of the lease subject to 6 months' clear written notice.

#### EPC

Available upon request



#### BUSINESS RATES

VOA Website 2017 Assessment  
Rateable Value: £29,000

#### LEGAL COSTS

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

#### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

#### VIEWING

Strictly by prior appointment with the sole agent

**Chown Commercial**

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