

TO LET

**2 The Gatehouse
Victoria Promenade
Northampton
NN1 1HB**



LOCATION

The unit is located just off Victoria Promenade in the Morrisons retail car-park approximately 1 mile south of the town centre. The scheme is anchored by Morrisons Foodstore and Petrol Station. Other occupiers include Belvoir Lettings and Dunnes Stores.

DESCRIPTION

A ground and first floor fitted retail unit adjacent to Morrisons. The unit is situated in a 535 space 3-hour limit car-park.

ACCOMMODATION

Ground Floor Office: 60.8 m² (654.44 Sq. Ft.)
Kitchen: 1.3 m² (13.99 Sq. Ft.)
First Floor Office: 30.1 m² (323.99 Sq. Ft.)

BUSINESS RATES

VOA Website 2010 Assessment
Rateable Value: £9,200

EPC

An EPC has been commissioned, and is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant retail accommodation. The property is available to let on a new, effective, full repairing and insuring lease. Term to be agreed.

Guide Rent: upon application

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT charged at the prevailing rate that our client may have a duty or choose to impose.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Chown Commercial

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