

## TO LET

**New retail unit**

**219 Wellingborough Road  
Northampton NN1 4EF**

**Rent: £40,000 per annum**

### LOCATION

A new Retail Unit located on the ever-popular Wellingborough Road in Northampton. This busy high street offers a wide variety of Restaurants, Bars, Offices, Banks, Sainsbury's Supermarket and Tesco's.

### DESCRIPTION

Part of a new development which has created three, modern and spacious Retail Units. Planning is for A1.

The unit will be let in shell finish with Tenants free to fit out as they wish (subject to Landlord's consent)

### UNIT SIZE

**Unit 1                      162m2                      1743 Sq.Ft.**

### TERMS

Full repairing and insuring terms for 10 years or more, subject to review.

### BUSINESS RATES

The units will be assessed for rating upon completion.

### LEGAL COSTS

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



### SERVICES

Mains water, drainage and electricity are connected to the units

### VAT

VAT will be charged upon the rent.

### VIEWING

Strictly by prior appointment through the sole agent:



**STEPHEN CHOWN**

[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

**HANNAH BUNTING**

[hb@chowncommercial.co.uk](mailto:hb@chowncommercial.co.uk)

