

TO LET

New Leasehold retail units

219-225 Wellingborough Road
Northampton NN1 4EF



LOCATION

One, two or three new Retail Units located on the ever-popular Wellingborough Road in Northampton. This busy high street offers a wide variety of Restaurants, Bars, Offices, Banks, Sainsburys Supermarket and Tesco's.

DESCRIPTION

This new Development provides two, potentially three, modern and spacious Retail Units in a range of sizes. Planning for A1, A2/A3 use may be available.

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

UNIT SIZES

Unit 1	162m2	1743 Sq.Ft.
Unit 2	118m2	1265 Sq.Ft.
Total available	321m2	3,458 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

We understand that all mains services including water, gas, drainage and electricity will be connected to the Units

VAT

VAT will be charged upon the rent.

VIEWING

Strictly by prior appointment:



24 Bridge Street, Northampton NN1 1NT

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