

## TO LET

22 CASTILIAN STREET  
NORTHAMPTON  
NN1 1JX

**A3 Restaurant Planning Consent**  
**£25,000 Rent (exclusive)**

### LOCATION

The property is situated in the Town Centre close to the St Giles Street which has a selection of independent shops and the central Post Office. Castilian Street has other Restaurants and Sazerac's Cocktail Bar. Within walking distance, you can visit the popular Royal and Derngate Theatre and Cinema complex.

### DESCRIPTION

The property comprises a Ground Floor Restaurant with Basement. At ground floor level the building is currently a dining space with bar area and rear kitchen. At Basement Level there is a good-sized office/store, together with male and female WC's

### ACCOMMODATION

Ground Floor	1,183Sq. Ft.	(109.90 m <sup>2</sup> )
Basement	322 Sq. Ft.	(29.91 m <sup>2</sup> )
WC's	154 Sq Ft.	(14.31 m <sup>2</sup> )
<b>TOTAL AREA</b>	<b>1,659 Sq. Ft.</b>	<b>(154.12 m<sup>2</sup>)</b>

### TERMS

The property is available by a new, effectively full repairing and insuring lease. Terms to be agreed.



### BUSINESS RATES

VOA Website 2017 Assessment  
Rateable Value: £17,000

### 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



24 Bridge Street, Northampton NN1 1NT

**STEPHEN CHOWN**

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

**HANNAH BUNTING**

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

