

TO LET

A1 RETAIL SHOP 225 BIRCHFIELD ROAD EAST NORTHAMPTON

LOCATION

Birchfield Road is two miles north of Northampton Town Centre and the shopping parade is an important centre for the neighbourhood. The parade offers a broad range of users. Access to the motorway network via junctions 15, 15A and 16 of the M1 Motorway via the outer ring road. Northampton has good rail links with London (Euston) and Birmingham (New Street) both just over 1 hour's journey time away.

FLOOR AREAS

Retail sales area	502 sq.ft. (46.6 sqm)
Ground floor store	26 sq.ft. (2.4 sqm)
Ground floor office/kitchen	109 sq.ft. (10.1 sqm)
First floor offices/showroom	621 sq.ft. (57.7 sqm)
Basement	225 sq.ft. (20.9 sqm)
TOTAL	1258 sq.ft. plus basement

TERMS

The premises are offered on a new, flexible lease at an initial rent of £18,000 per annum.

AMENITIES

Well presented premises with quality fittings throughout, including recessed ground floor feature lighting, carpeting Throughout. Gas Radiator C/H to first floor and electric Panel heating to ground floor



RATES

VOA Website 2017 Assessment: £6,600

VAT

VAT will not be charged upon the rent

VIEWING

Strictly by prior appointment
with the Sole Agent:

CHOWN COMMERCIAL

STEPHEN CHOWN
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