

TO LET

GROUND FLOOR A1 RETAIL UNIT

**23 GOLD STREET
NORTHAMPTON
NN1 1RA**

LOCATION

The premises are in Northampton town centre, in a strong secondary location in the popular Gold Street shopping area on the main route to the Train Station and St Peters Way car park. Nearby occupiers include: Travelodge, Yorkshire Bank, Wilkinson's, 99p Store and Argos.

DESCRIPTION

A refurbished ground floor retail shop with basement. There is a loading door to the rear.

ACCOMMODATION

Ground floor retail	3,790 sq ft	(352 m ²)
Basement store	1,615 sq ft	(150 m ²)
Loading Bay	215 sq ft	(20 m ²)

PLANNING

We are verbally advised that the property has consent for class A1 retail use. Interested parties should make their own enquires with the Planning Department at Northampton Borough Council (01604) 233500.

RATES

The VOA Website Assessment currently includes the upper floors which will not be included in the letting. The Rateable is therefore subject to change



TERMS

The property is available with vacant possession on a new FRI Lease.

Guide rent: £55,000 pax.

COSTS

Each party will bear their own legal costs incurred in connection with any 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
with the Sole Agent:

Tel: 01604 604050

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