

TO LET

A1 RETAIL SHOP
£25,000 per annum

232 WELLINGBOROUGH ROAD
NORTHAMPTON
NN1 4EJ

LOCATION

The property is situated in a busy and popular section of Wellingborough Road.

DESCRIPTION

Ground Floor double-fronted retail premises in a terraced block.

ACCOMMODATION

Ground Floor sales:	720 Sq Ft	(66.88 m ²)
Ground Floor stores:	355 Sq Ft	(32.9 m ²)
Kitchen:	52 Sq Ft	(4.8 m ²)

Total Area:	1,127 Sq Ft	(104.7 m ²)
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TERMS

The property is available on a full repairing and insuring lease. Terms to be agreed.

Rent: £25,000pa

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

RATES

VOA Website 2017 Assessment
Rateable Value: £15,000



EPC

An EPC has been commissioned and is available upon request.

COSTS

Each party to bear their own legal costs incurred in connection with this transaction.

VIEWING

Strictly by prior appointment
with the Sole Agent:

STEPHEN CHOWN
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