

TO LET

A1/A2 RETAIL SHOP WITH PARKING

24 BRIDGE STREET
NORTHAMPTON NN1 1NT

LOCATION

Bridge Street is an established and popular location for A2 retail and A3 restaurants and bars. Close by in the town centre are a full range of retail, banking and leisure facilities. 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

Ground floor	1358 sq ft	(126.21 sqm)
First floor offices	1036 sq ft	(96.23 sqm)
Second floor stores	967 sq ft	(89.82sqm)
External rear store	530 sq ft	(48.3 sqm)
Total	3882 sq ft	(360 sqm)

TERMS

The premises are offered on a new, flexible lease at an initial rent of £40,000 per annum.

PARKING

Parking is included within the demise. The previous tenant parked 11 cars.



RATES

Combined VOA Website 2017 Assessment: £27,450
Part of the first-floor office space is rated separately.

EPC

An EPC has been commissioned and is available upon request.

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:

CHOWN COMMERCIAL

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