

## TO LET

### A1 RETAIL SHOP

**243 WELLINGBOROUGH ROAD  
NORTHAMPTON NN1 4EH**

#### LOCATION

This stretch of Wellingborough Road is an established and popular location for A1 retail and A3 restaurants and bars. Close by are a full range of retail, banking and leisure facilities and 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      578 sq ft (53.7 sqm)  
**Total                      578 sq ft (53.7 sqm)**

#### TERMS

The premises are offered on a new, flexible lease at an initial rent of £15,000 per annum.

#### AMENITIES

Well-presented premises with recessed spot/feature lighting to the shop, stripped floorboards, and air conditioning.



#### RATES

VOA Website 2017 Assessment: £9,700

#### 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

**STEPHEN CHOWN**  
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