

## TO LET

**254 Wellingborough Road  
Northampton NN1 4EJ**

**Rent: £25,000 per annum**

### LOCATION

A new highly prominent retail unit located on the ever-popular Wellingborough Road in Northampton. This busy high street offers a wide variety of Restaurants, Bars, Offices, Banks, Sainsburys Supermarket and Tesco's.

### AREAS

87.92m2	Ground floor retail
80.57 m2	First floor retail
28.08 m2	Second floor storage
8.28 m2	Kitchen/WC's.
Total 204.85 m2 (2205 Sq.Ft.)	

### TERMS

A new lease on full repairing and insuring terms at £25,000 per annum exclusive

### BUSINESS RATES

Rateable Value £16,250 (Payable c.£4000 after retail discount)

### LEGAL COSTS

Each party will bear their own legal costs incurred in connection with the transaction.



### SERVICES

Mains water, drainage and electricity are connected to the units

### VAT

VAT will be charged upon the rent.

### VIEWING

Strictly by prior appointment through the sole agent:



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24 Bridge Street, Northampton NN1 1NT

**STEPHEN CHOWN**

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