

## TO LET

### RETAIL UNIT WITH A1 & A2 CONSENT

**258 WELLINGBOROUGH ROAD  
NORTHAMPTON  
NN1 4EJ**

#### LOCATION

The premises are located on the Wellingborough Road, approx. 1 mile north of Northampton town centre. Nearby occupiers include Gian Biaz, Thackery's and Lloyds Bank.

#### DESCRIPTION

A mid-terrace property on four floors, including basement, with a small rear yard. The upper floors have a separate access off the entrance lobby and has the potential to be sublet, either for commercial use or conversion to residential use, subject to obtaining the relevant consents.

#### ACCOMMODATION

Ground Floor:	491 Sq Ft	(45.62m <sup>2</sup> )
Basement stores:	144 Sq Ft	(13.38 m <sup>2</sup> )
First Floor:	437 Sq Ft	(40.60 m <sup>2</sup> )
Second Floor:	245 Sq Ft	(22.76 m <sup>2</sup> )

#### TERMS

The premises are offered on a new FRI lease. Terms to be agreed.

Guide Rent: £15,000pa

#### VAT

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

#### RATES

Rateable Value: £7,200

Small Business occupiers may benefit from Small Business Rates Relief, subject to status.



#### EPC

An EPC has been commissioned and is available upon request.

#### COSTS

Each party to bear their own legal costs.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**JON TAYLOR**

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