

TO LET

Fully fitted A5 Takeaway

**279 Wellingborough Road
Northampton
NN1 4EW**

Rent: £17,000 per annum

Premium for Fixtures, Fittings & Goodwill: £48,000

LOCATION

A fully fitted A5 Retail Take-away unit located on the ever-popular Wellingborough Road in Northampton. This busy street offers a full range of Restaurants, Bars, Offices, Banks, Sainsbury's Supermarket and Tesco's.

DESCRIPTION

The premises are offered with a fully fitted kitchen and servery, space for 10 covers on site.

Fixtures include Pizza Machine, Steamer, Display, fridges, freezers etc. Full inventory available.

AREAS

Ground floor	59.5 m2	640 Sq.Ft. Retail
First floor	25.4 m2	273 Sq.Ft. Storage

TERMS

A full repairing and insuring lease for 10 years from September 2018. Passing rent £17,000 pax.

BUSINESS RATES

Rateable value: £10,500



LEGAL COSTS

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

EPC

EPC available upon request

SERVICES

Mains water, drainage, gas and electricity are connected to the units

VAT

VAT will be charged upon the rent.

VIEWING

Strictly by prior appointment through the sole agent:



24 Bridge Street, Northampton NN1 1NT

STEPHEN CHOWN

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