

TO LET

**Unit 3, Watling Court
84c Watling Street East
Towcester
NN12 6BS**

LOCATION

The property is located in the heart of Towcester, a popular town at the junction of the A43 and A5, approximately 10 miles west of Northampton. The Watling Court retail scheme stands behind the Town Hall building and the unit fronts into the small courtyard and parking area to the rear.

DESCRIPTION

The building is faced in stone under a tiled roof with access via an archway. There is parking in the rear yard.

The offices are lit by recessed down-lighters, benefit from laminate flooring, WC, new kitchen and data cabling. Air Source Heat Pump providing heating and cooling, electric throughout.

ACCOMMODATION

Total Floor Area: 22.7 m² (245 Sq. Ft.)

BUSINESS RATES

VOA Website 2023 Assessment
Rateable Value: £3,300

EPC

C rating



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation. The property is available to let on a internal repairing and insuring terms. Term to be agreed. A service charge will apply to cover the cost of shared expenses relating to the building. Service charge for 2024: £420pa

Rent: £6,000 per annum exclusive

VAT

VAT will be charged on the rent.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Stephen Chown

Chown Commercial

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