

## TO LET

### A3 AND RESTAURANT PREMISES OR A2/A2 RETAIL

**39-41 BRIDGE STREET  
NORTHAMPTON  
NN1 1NS**

**£25,000 Rent (exclusive)**

#### LOCATION

The property is situated on a busy road, on the edge of prime position within the main evening circuit, close to the Royal and Derngate Theatres, and the new University of Northampton Waterside Campus which has brought an additional 14,000 students to the area. The property is situated close to Derngate Theatre, Carlsberg Brewery Head Office and Northampton County Council Head Office.

#### DESCRIPTION

The premises are part of a modern purpose-built block on Ground Floor Level with a rear service area and outbuildings. Situated on Bridge Street, Northampton and surrounded predominantly by professional businesses, including Estate Agents, Tailor, Nail Bar, Sandwich Bar and Eateries. The location of these previously licenced premises is ideal for A1 Shops, A2 Professional Services, A3 Restaurant or Café'. A5 Hot Food/Take-away, would be subject to planning.

The property has recently benefited from a new shop front with double opening doors. Internally the property has been stripped to shell with the toilets, bar area and kitchen area remaining.

#### ACCOMMODATION

Ground Floor	2,138 Sq. Ft.	(198.63 m <sup>2</sup> )
Rear Stores	355 Sq. Ft.	(32.95 m <sup>2</sup> )
TOTAL Area	2,493 Sq. Ft.	(231.61 m <sup>2</sup> )



#### EPC

EPC Rating: C – 63

#### TERMS

The property is available by a new, effectively full repairing and insuring lease. Terms to be agreed.

#### BUSINESS RATES

VOA Website 2017 Assessment - Rateable Value: £20,500

#### LEGAL COSTS

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

#### VAT

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

#### VIEWING

Viewing by appointment only with Chown Commercial, or our Joint Agent, Hadland Chartered Surveyors

**Hannah Bunting**  
Chown Commercial  
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