

TO LET

LICENCED RESTAURANT

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 new council offices and the Royal and Derngate Theatres.

DESCRIPTION

The premises are part of a modern purpose-built block on ground floor with rear service area and outbuildings. The property has traded for many years as an established restaurant however A1 or A2 use is also possible.

ACCOMMODATION

Ground Floor	1,822 Sq. Ft. (169.25 m ²)
Stores	355 Sq. Ft. (32.95 m ²)

TOTAL AREA **2,177 Sq. Ft. (202.2 m²)**

TERMS

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

EPC

EPC Rating: C – 63



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

Strictly by prior appointment



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