

TO LET

A2 RETAIL UNIT WITH A3 POTENTIAL

Rent: £25,000pa exclusive

**4 DERNGATE
NORTHAMPTON
NN1 1UB**

LOCATION

The premises are located in Northampton town centre, in the Cultural Quarter adjacent to Pizza Express and close to the Royal and Derngate.

DESCRIPTION

The property benefits from a modern shop front, suspended ceilings with integrates lighting and air conditioning. There is a small walled courtyard to the rear.

ACCOMMODATION

Ground floor sales area: 1,560 Sq. ft (145m²)
Basement stores: 175 Sq.Ft. (16.3m²)

TERMS

The premises are offered on a flexible lease at £25,000pa. Terms to be agreed.

VAT

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

RATES

Rateable Value: £19,500



SERVICES

Electricity, WC's, Kitchen

Utilities are to be paid by the tenant.

COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with the Sole Agent:

STEPHEN CHOWN

src@chowncommercial.co.uk

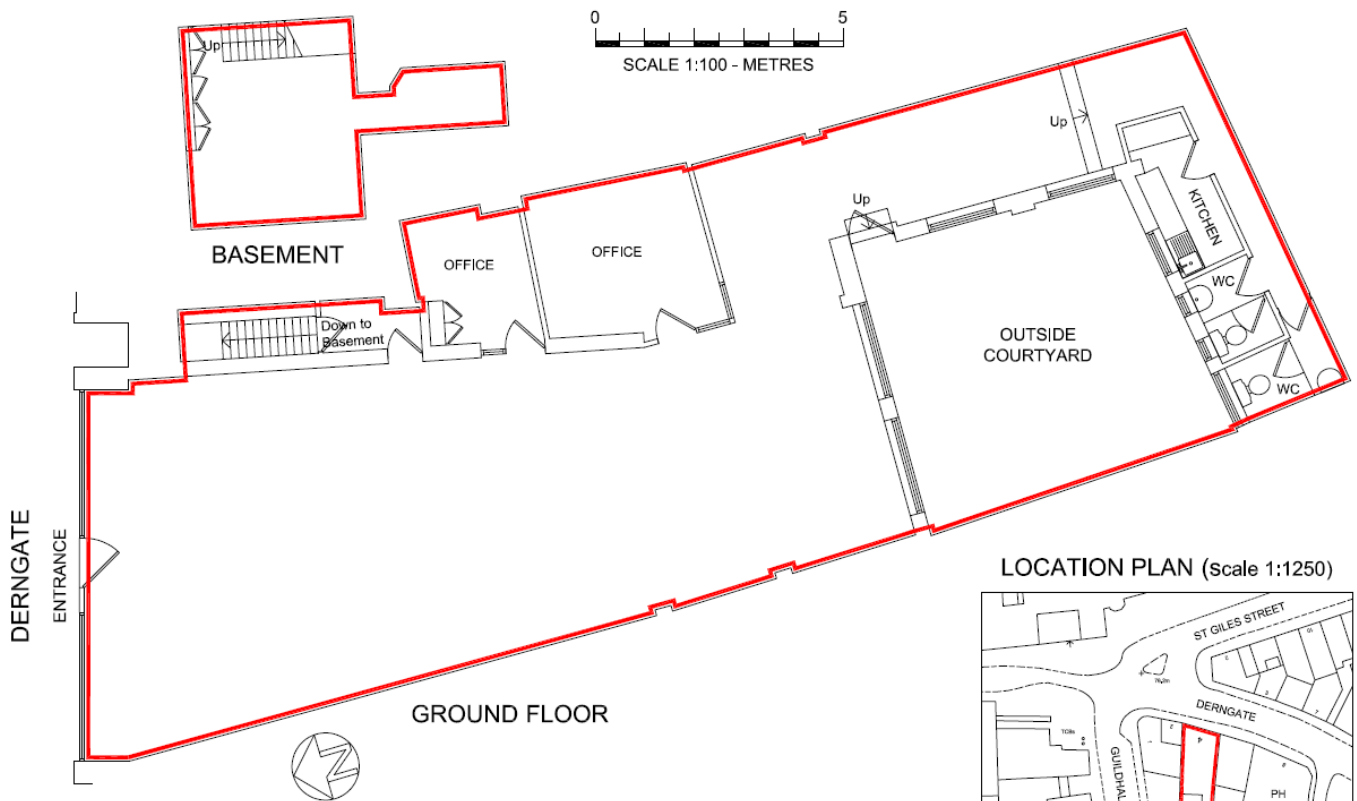
HANNAH BUNTING

hb@chowncommercial.co.uk

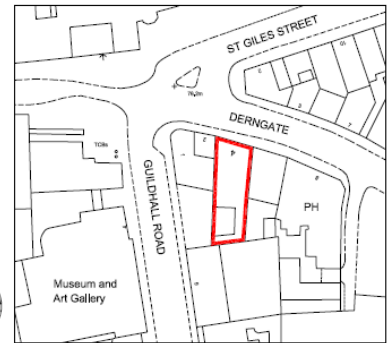


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LOCATION PLAN (Scale 1:1250)



Address	Title	Drawn	Date	Scale
4 Derngate Northampton NN1 1UB	Lease Plan	TD0	26-10-11	1:100 (Sht A4)
	Drawing No.	the drawing office services ltd tel: 01604 767771 email: info@drawingofficeservices.co.uk		
	1110-10			