

## TO LET

### TOWN CENTRE RETAIL SHOP

42-44 DRAPERY, NORTHAMPTON NN1 2HG



#### LOCATION

The premises are located in the centre of Northampton opposite Debenhams and Nat West and close to Coral Racing, Snappy Snaps and MacDonalDs. The bus station is within 100 yards. The Mayorhold car park is 200 yards away.

#### DESCRIPTION

The property has just been newly refurbished and offers well-lit ground floor retail floor with laminate floor and recessed lighting plus wide window frontage (with new roller shutter). Below is a useful basement, WC and kitchen – Kardine floor tiles and pin-spots.

#### ACCOMMODATION

Retail:	37m2	(398 Sq.Ft)
Basement stores:	30.8m2	(331 Sq.Ft.)
Total	67.8m2	(730 Sq.Ft.)

#### TERMS

The premises are offered To Let on a new lease at a rent of £18,500 per annum exclusive

#### EPC

An EPC has been commissioned and is available upon request

#### VAT

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

#### RATES

The RV has yet to be re-assessed following the refurbishment. We anticipate it is likely to be c.£14,000

#### SERVICES

Electricity, WC's, Kitchen

#### COSTS

Each party to bear their own legal costs.

#### VIEWING

Strictly by prior appointment with the Sole Agent:

**STEPHEN CHOWN**

[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)

[www.chowncommercial.co.uk](http://www.chowncommercial.co.uk)

