

## TO LET

### RETAIL UNIT WITH STORES & OFFICES

Rent: £17,500 pa exclusive

5 Alexandra Terrace  
Kingsthorpe  
Northampton NN2 7SJ

#### LOCATION

The property is situated in a busy shopping parade in Kingsthorpe some 2.5 miles north of Northampton town centre. Nearby retailers include Waitrose, Boots, Lloyds Bank and Paul Lewis Opticians.

#### DESCRIPTION

The premises ground floor retail accommodation with retail frontage at street level and lower ground floor ancillary space with vehicular access at street level at the rear.

#### ACCOMMODATION

Ground floor:	494 Sq Ft	(45.9 m <sup>2</sup> )
Lower ground floor:	749 Sq.Ft.	(69.6m <sup>2</sup> )
First floor offices:	281 Sq.Ft.	(26.1m <sup>2</sup> )
Total:	1,524 Sq Ft	(141.5 m <sup>2</sup> )

#### TERMS

Available by new lease on terms to be agreed.  
Rent: £17,500 pa exclusive

#### RATES

Rateable Value: £11,500

Small Business occupiers may benefit from Small Business Rates Relief, subject to status.



#### 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.

#### 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)  
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