

5 Dychurch Lane, Northampton NN1 2AA

A3 RESTAURANT/A5 HOT FOOD BASEMENT UNIT TO LET





Location

The property is situated on the western side of the pedestrianized Fish Street, a vibrant restaurant and bar location in Northampton Town Centre. Other occupiers close by include Subway, Costa Coffee, William Hill, Ladbrokes, The Market Tavern, Rockabelles, The Optimist, Café Creperie and The Smoke Pit.

The property is located approximately 0.8 miles from the new £330m Waterside Campus of Northampton University which opened to students in September 2018 bringing 14,000 students within a 15-minute walk from the property.

Northampton has a large affluent catchment of 535,000 residents and 210,000 regular shoppers.

The population is expected to increase by 12% by 2023 of which there is a high proportion of 20 - 44 year olds. Crucial for leisure spend. This is well above the UK average showing real growth in the town.

63% of the shopper catchment is classed as Wealthy Achievers and Comfortably Off according to ACORN categories, 19% above the UK average.





Description

The property comprises 2,680 sq. ft. of space in the basement which benefits from direct access onto Dychurch Lane.

The basement of the property has historically traded as a successful licensed restaurant for over 10 years.

Rent

£22,500 per annum

Terms

We are instructed to seek offers subject to contract for the leasehold interest of the vacant retail accommodation. The property is available to let on a new, effective full repairing and insuring lease by way of a service charge. Terms to be agreed.

Accommodation

The property comprises the following gross internal areas:

Area	Sq. M.	Sq. Ft.
Basement	249	2,680
Total	249	2,680

Business Rates

The property is being re-assessed for Business Rates following works to the property.

Interested parties are advised to make their own enquiries with the Local Authority.

EPC

An EPC has been commissioned. Further details are available upon request.

VAT

All figures referred to in these particulars are exclusive of VAT (if applicable).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Viewing by appointment only with the sole agent Chown Commercial on 01604 604050.

**Stephen Chown
Chown Commercial**

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Floor Plans

Floor plans are for indicative purposes only, and, are not to scale.

Proposed Basement Floor Plan

Scale: 1:100 @ A1

