

## TO LET

**Unit 5  
Watling Court  
82-84 Watling St East  
Towcester NN12 6BS**

### LOCATION

The property is located in the heart of Towcester, a popular town at the junction of the A43 and A5, approximately 10 miles west of Northampton. The Watling Court retail scheme stands behind the Town Hall building and the unit fronts into the small courtyard and parking area to the rear.

### DESCRIPTION

The building is faced in stone under a tiled roof with access via an archway. There is parking in the rear yard.

The offices are lit by recessed down-lighters and benefit from laminate flooring, WC, new kitchen and data cabling. The accommodation has been recently redecorated.

### ACCOMMODATION

First Floor Area: 28.7 m<sup>2</sup> (308 Sq. Ft.)

### BUSINESS RATES

VOA Website 2017 Assessment  
Rateable Value: £3,500 (Zero subject to SBRR)

### EPC

An EPC has commissioned and is available upon request.



### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

### TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation. The property is available to let on internal repairing and insuring terms. Term to be agreed. A service charge will apply to cover the cost of shared expenses relating to the building.

**Rent: £5,500 per annum exclusive**

### VAT

VAT will be charged on the rent.

### VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

**Stephen Chown**

Chown Commercial  
Tel: 01604 604050

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