

TO LET

Fully fitted A3 Restaurant

58-60 Wellingborough Road
Northampton
NN1 4DN

Rent: £40,000 per annum

Premium for Fixtures, Fittings & Goodwill: £50,000

LOCATION

A fully fitted A3 / A5 Retail, Restaurant and Take-away unit located on the ever-popular Wellingborough Road in Northampton. This busy street offers a full range of Restaurants, Bars, Offices, Banks, Sainsburys Supermarket and Tesco's.

DESCRIPTION

The premises are offered with a fully fitted kitchen, servery, space for ground floor restaurant with Altro flooring, recessed lighting, feature finishes and rear, gated, yard. At the first floor is a three-bed flat.

Full inventory available.

AREAS

Ground floor 231 m2 2,491 Sq.Ft.
First floor 3 bed flat with kitchen and bathroom.

TERMS

A full repairing and insuring lease
Rent £40,000 pax.

BUSINESS RATES

Rateable value: £25,250



LEGAL COSTS

Each party will bear their own legal costs incurred in connection with the transaction.

EPC

EPC available upon request

SERVICES

Mains water, drainage, gas and electricity are connected to the units

VAT

VAT will be charged upon the rent.

VIEWING

Strictly by prior appointment through the sole agent:



24 Bridge Street, Northampton NN1 1NT

STEPHEN CHOWN

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