

## FOR SALE OR TO LET

### 6/7 DRAPERY NORTHAMPTON, NN1 2ET

#### LOCATION

The property is located in a busy retail / leisure location in Northampton town centre. Local retailers include McDonalds, Nando's, Turtle Bay and H Samuel.

#### DESCRIPTION

A large A1 retail shop property with retail on ground and first floor (with escalator access) plus ancillary space. Much of the accommodation benefits from high ceilings. Delivery access is available to the rear.

#### ACCOMMODATION

Ground floor retail:	592 m2
First floor retail:	478 m2
First floor ancillary	119 m2
Second floor ancillary:	110 m2
Third floor ancillary:	43 m2
Total:	1342.5 m <sup>2</sup> (14,445 sf)
Sq.Ft.)	

#### TERMS

The property is offered for sale at £750,000  
The property is offered To Let at £60,000 pa exclusive on a full repairing and insuring lease for a term to be agreed.

#### RATES

Rateable Value: £78,500

#### SERVICES

Electricity, WC's, Kitchen



#### 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

The preparation of the lease will be charged to the incoming tenant.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**STEPHEN CHOWN**

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**HANNAH BUNTING**

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