

TO LET

**67-69 Harborough Road
Kingsthorpe
Northampton NN2 7SH**

£32,500 per annum exclusive

LOCATION

The premises are located on Harborough Road, one of the main arterial routes from Northampton town Centre to Market Harborough, and a popular secondary retail location. The surrounding locality comprises a mix of predominantly retail and residential properties, with a number of prominent occupiers including Waitrose, Asda, Boots Opticians, Ladbroke's and Domino's Pizza

DESCRIPTION

The premises comprise a mid-terraced retail unit. Internally, the accommodation provides a large retail area, currently divided by light weight stud partitions, but with the potential for a largely open plan unit. Towards the rear there is a 'strong room', back office, boiler room and external store. On the first there are a number of individual offices, together with both male and female WC facilities and kitchen/staff room.

In addition, the basement provides additional storage space, albeit with limited head height

There is parking to the rear for approximately seven vehicles, accessed via Yelvertoft Road or Norton Road.

AREAS

Ground Floor	1,309 Sq. Ft	121.61m ²
First Floor	1,253 Sq. Ft	116.4m ²
Basement	275 Sq. Ft	25.55m ²
TOTAL	2,837	263.56

BUSINESS RATES

The rates payable are an estimate only and applications should verify with Local Authority

Rateable Value: £24,500

Rates payable: £11,417



LEGAL COSTS

Each party will bear their own legal costs

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated

EPC

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SERVICES

We understand that all mains services including water, gas, drainage and electricity are connected. Any prospective occupier must note that none of these services have been tested.

OTHER INFORMATION

- Letting may be subject to a performance/rental deposit being lodged with the landlord.
- The ingoing tenant will also be responsible for reimbursing the landlord for the annual building insurance premium

VIEWING

Strictly by prior appointment



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