

## TO LET

### PROMINENT RETAIL UNIT WITH DOUBLE – RETURN FRONTAGE

**72 ST GILES STREET  
NORTHAMPTON  
NN1 1JW**

1,197 Sq.Ft. Retail plus 925 Sq.Ft. Ancillary

#### LOCATION

Northampton is a well-established commercial centre in the heart of Central England. The Town is approximately 68 miles north of Central London, 55 miles to the South East of Birmingham and 14 miles to the North of Milton Keynes

High Street of the year in 2015, St Giles Street is home to many of Northampton's Independent retailers, the Post Office and the Guildhall. The historic Market Square is close by. Leading from St Giles Street and Market Square is Northampton's prime shopping area, Abington Street.

#### ACCOMMODATION

Ground Floor Retail	1197 Sq. Ft.	(111.m <sup>2</sup> )
Basement stores & office:	925 Sq Ft.	(86m <sup>2</sup> )

TOTAL: 2122 SQ.FT.

#### TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent: £27,500 per annum



#### EPC

Available upon request

#### BUSINESS RATES

Rateable Value: £21,000

#### PLANNING

Retail A1, Class E planning consent

#### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

#### VIEWING

Strictly by prior appointment with the sole agent

**Chown Commercial**

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