

## TO LET

### RETAIL UNIT

Rent: £10,000pa exclusive

7a Alexandra Terrace  
Kingsthorpe  
Northampton

#### LOCATION

The property is situated in a busy shopping parade in Kingsthorpe some 2.5 miles north of Northampton town centre. Nearby retailers include Waitrose, Boots, Lloyds Bank and Paul Lewis Opticians.

#### DESCRIPTION

The premises are on lower ground floor with retail frontage at street level at the front and vehicular access at street level at the rear. Previously used as a Chinese food store and café the unit has potential for any retail or service use.

#### ACCOMMODATION

Lower Ground floor: 815 Sq Ft (75.71m<sup>2</sup>)  
Total: 1,383 Sq Ft (128.48 m<sup>2</sup>)

#### TERMS

Available by new lease on terms to be agreed.  
Guide Rent: £10,000 pa exclusive

#### RATES

Rateable Value: £6,900

Small Business occupiers may benefit from Small Business rates relief, subject to status.



#### 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

Each party to bear their own legal costs.

#### VIEWING

Strictly by prior appointment  
with the Sole Agent:

**STEPHEN CHOWN**  
[src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)  
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