

## TO LET

83 ST LEONARDS ROAD, NORTHAMPTON, NN4 8DN



- Ground floor Retail
- 128.79m2 (1,386 Sq.Ft.)
- Storage to rear
- Unrestricted parking outside
- Rent: £12,000 per annum

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## Location

Northampton is a well-established commercial centre c.68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

St Leonards Road is located less than 1 mile south of the town centre. It is a popular parade/neighbourhood centre serving both walk in and drive to customers.

## Description

A ground floor retail/showroom accommodation with laminate floor, suspended ceiling with integral LED recessed lighting. Electric panel heaters. Kitchen & WC to the rear.

## Accommodation

128.79 (1,386 Sq.Ft.). All ground floor.

## Interior photo:-

## Terms

The property is available on a new lease on flexible terms to be negotiated. The lease will be drawn on an internal repairing and insuring basis.

## Rent

£12,000 per annum exclusive

## Rates

RV: £8,200

## EPC

An EPC been commissions and a copy is available upon request.

## Legal Costs

Each party is to be responsible for its own legal costs in connection with this matter.

## Viewing and Further Information

Viewing strictly by prior appointment with **Chown Commercial**.

### Stephen Chown

Chown Commercial

Tel: 01604 604050

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