

TO LET

**9 COPPICE DRIVE
NORTHAMPTON
NN3 6ND**

LOCATION

The property is located on the popular Coppice Drive parade just north of Northampton town centre. Northampton offers a full range of retail, banking and leisure facilities and access to the motorway network via junctions 15,15A and 16 of the M1 Motorway via the outer ring road. Northampton has good rail links with London (Euston) and Birmingham (New Street) both just over 1 hour's journey time away.

DESCRIPTION

The ground floor terraced retail unit with visibility from Kettering Road. This popular location has a mix of both shopping essentials and specialist outlets that draw in customers from the wider area.

Aluminium shop-front. Fluorescent recessed lighting within a suspended ceiling grid. Part laminate, part carpet-tile floor

Retail sales area	345 sq ft (32.06 sqm)
Kitchen & WC	56 sq ft (5.21 sqm)

Visitor car parking to front

TERMS

The premises are offered on a new, flexible lease at an initial rent of £8,000 per annum.



RATES

VOA Website 2017 Assessment: £7,000

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

STEPHEN CHOWN
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