

## TO LET

### D2 NIGHTCLUB PREMISES

**ADELAIDE PLACE /  
5 HORSESHOE STREET  
NORTHAMPTON NN1 1AJ**

#### LOCATION

The property is located in the town centre of Northampton fronting the town's inner ring road.

#### DESCRIPTION

The property is laid out as a night club offering accommodation on ground floor and mezzanine, with attic rooms at either end. Security alarm.

#### ACCOMMODATION

Ground floor : c. 3,000 Sq Ft (278 m<sup>2</sup>)  
First floor Mezz: c. 1,662 Sq Ft (154 m<sup>2</sup>)  
Attic rooms: c. 366 Sq Ft (34 m<sup>2</sup>)

TOTAL: c. 5,028 Sq Ft (467 m<sup>2</sup>)

#### TERMS

The property is offered at £30,000 pa

#### RATES

Rateable Value: £34,000  
Rates payable: £16,286 for the year to April 2018

#### PLANNING

The property is Grade 2 listed and has A4 (Bar) licence and Sui Generis Nightclub.



#### SERVICES

Electricity, WC's, Kitchen

Utilities and service charge are to be paid by the tenant.

#### 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**  
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