

## TO LET

**18/20 THE DRAPERY  
NORTHAMPTON. NN1 2QW**

**TOWN CENTRE RETAIL  
2300 SQ FT  
PLUS BASEMENT**

**UPPER FLOOR OFFICES  
4,800 SQ FT**



### TERMS

The building is offered on a new full repairing and insuring lease for a term to be agreed. Contact the agent for rental details.

### SERVICES

Electricity, Gas, Water and Drainage

### VAT

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

### EPC

An EPC has been commissioned and is available to view by request.

### COSTS

Each party to bear their own legal costs

### VIEWING

Prior appointments with the Joint Sole Agents:  
**STEPHEN CHOWN** [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)  
**MICHAEL WHITBY SMITH** [michael@whitbysmith.com](mailto:michael@whitbysmith.com)

### LOCATION

The property stands prominently in the town centre with frontages to The Drapery, The Market Square and Drum Lane.

### DESCRIPTION

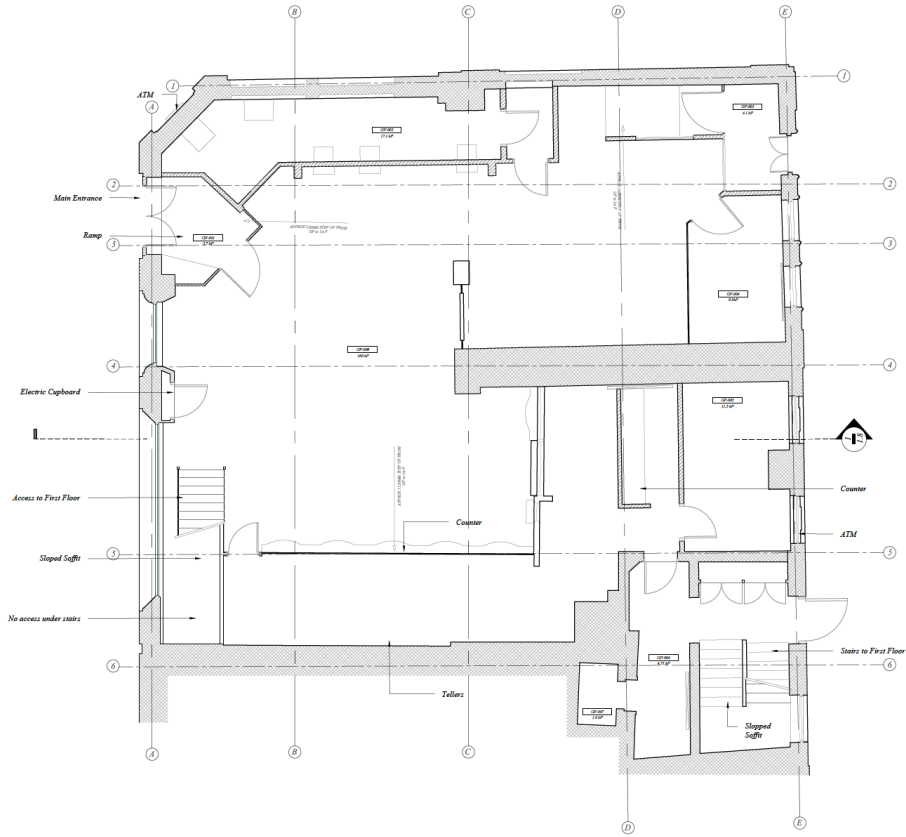
A four-storey building over basement with highly visible retail frontage with basement below and upper floor offices accessible separately if required.

### ACCOMMODATION

Ground floor	214.1m2	2300 Sq.Ft.
Basement	183 m2	1969 Sq.Ft
1st/2 <sup>nd</sup> & 3 <sup>rd</sup> Floors	445.9m2	4800 Sq. Ft.
<b>TOTAL</b>	<b>843.8m2</b>	<b>9,080 Sq.Ft.</b>



# GROUND FLOOR LAYOUT PLAN



# PHOTOGRAPHS

