

TO LET

**Hazelwood House
St Giles Street
Northampton
NN1 1JW**

LOCATION

St Giles Street is a popular secondary retail pitch, situated on the edge of Northampton town centre, running parallel to the principal thoroughfare of Abington Street, connecting with the same through The Ridings. The area is characterised by a vibrant mix of retail units, restaurants and pubs and lies a short walk from the new bus and rail stations.

DESCRIPTION

Hazelwood House is of traditional brick and tile roof construction built in 1889 with the roof having been retiled in approx. 1990. The ground floor and basement are available to let with the ground floor benefitting from an impressive ceiling height with a high level of natural light from full height windows.

The accommodation provides a warm and welcoming space previously used for retail purposes although planning consent has also been obtained for restaurant use.

The basement provides office, meeting room, kitchen, WC and ancillary accommodation used in conjunction with the ground floor. Planning has also been obtained to provide consent for restaurant use at this level, and it is envisaged that the basement area will be used for the kitchen, stores, WC, office and ancillary accommodation.

ACCOMMODATION

Ground Floor Retail:	1,557 Sq. Ft.	(144.65 m ²)
Mezzanine Office:	98 Sq. Ft.	(9.1 m ²)
Basement:	1,387 Sq. Ft.	(128.85 m ²)
TOTAL AREA	3,042 Sq. Ft.	(282.6 m²)



TERMS

The property is available by a new, effectively internal repairing and insuring lease. Terms to be agreed.

BUSINESS RATES

Rateable Value: £23,000

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

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:



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