

## TO LET

**A3/A4/A5  
LEISURE ESTABLISHMENT  
NORTHAMPTON**

**RETAIL c.2500 SQ. FT.  
PLUS c.800 SQ.FT. BASEMENT  
FIRST FLOOR c.600 SQ. FT.**

**7 Day Food and Drinking Licence till 12am**

The premises are offered To Let at £55,000 pa on a flexible Lease  
Fixtures and Fittings £200,000

### RATES

Tenant to pay rates

### 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)**

