

TO LET

RIVERSIDE CAFÉ HENRY BIRD WAY OFF SOUTHBRIDGE ROAD NORTHAMPTON NN4 7AA

LOCATION

The property is located overlooking the River Nene in the heart of a dense flatted development on the southern periphery 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

A ground floor café unit within a substantial block of flats. There are no other local retailers or amenities close by.

Ground floor retail:	32.4m2	(c.350 sq ft)
Internal store:	23.3m2	(c.250 sq ft)

TERMS

The premises are offered on a new, flexible lease at an initial rent of £19,950 per annum.

RATES

Rating assessment: awaiting assessment following completion



EPC

An EPC is available on request.

PLANNING

Class E Retail etc

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

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