

TO LET

SOUTHBRIDGE COFFEE COTTON END NORTHAMPTON NN4 8BS

FULLY FITTED CAFÉ

LOCATION

The property is located on the southern side of Northampton town centre fronting the arterial London Road and close to the new University of Northampton campus.. 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 with staff parking and loading to the rear and a decked terrace/smoking area.

Ground floor cafe: 49.2m² (c.530 sq ft)
External decking/smoking area: 23.3m² (c.250 sq ft)

TERMS

The premises are offered on a new, flexible lease at an initial rent of £15,000 per annum.

FIXTURES & FITTINGS

Inventory available. £2,500

RATES

Rating assessment: £3200 (Subject to SBRR)



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

STEPHEN CHOWN

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