

## TO LET

**2 Gold Street Mews**  
**47 Gold Street**  
**Northampton**  
**NN1 1RA**

### LOCATION

Gold Street Mews is an established Town Centre location for small retail shops, providing excellent starter units.

### DESCRIPTION

Set within a building which has a pleasant, listed façade the units attract a good mixture of retailers giving a speciality development of small shops very close to the Town Centre. Current occupiers include, Jazzelle Nails, The Coconut Grove Liana Fancy Dress, Gold Fang Tattoo and P & P Sarees.

Unit 2            252 Sq. Ft.        (23.5 m<sup>2</sup>)

### THE LEASE

The Lease will be identical to the other Mews Shops and will be on a full repairing and insuring basis. There is a Service Charge, which administers the common expenditure, water rates and lighting of the common parts, at present it stands at £483.93 per quarter. The annual Building Insurance cost is divided between all the Units and each Tenant is responsible for this additional payment.

Rent: £3,800pa

*May be subject to Small Business Rates Relief*



### 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  
with the Sole Agent:

**CHOWN COMMERCIAL**

**Simon Chown**  
**01604 604050**

[spc@chowncommercial.co.uk](mailto:spc@chowncommercial.co.uk)

