

## TO LET

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



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, Velo Haus, Jazzelle Nail Emporium, The Coconut Grove, CBD Store, Barbers etc

Unit 3            282 Sq. Ft.        (26.1 m<sup>2</sup>)

### 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 including buildings insurance, water rates and lighting of the common parts, at present it stands at £262.50 per quarter.

Rent: £3,650 pa

*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  
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