

## TO LET

8 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. There are a number of small businesses within the Mews.  
Unit 8                    397 Sq. Ft.            (36.8 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 £544.44 per quarter. The annual Building Insurance cost is divided between all the Units and each Tenant is responsible for this additional payment. The Annual Insurance payment for each tenant for November 2023 to November 2024, was £303.17.

Rent £5,400 per annum.

There is no running water in this unit, or the facility to have this connected.



### BUSINESS RATES

The property maybe subject to Small Business Rates Relief and any interested party would need to check with the Northampton Borough Council, Business Rates Department.

### 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)

