

TO LET

RETAIL UNIT
E 11(b)/A3 CONSENT
RENT: £35,000 pa

UNIT B
KINGSTHORPE SHOPPING CENTRE
NORTHAMPTON NN2 7SH

LOCATION

Kingsthorpe Shopping Centre provides 67,750 Sq. Ft. (6294m²) of retailing, with 220 space car park, in an affluent residential area approximately 2 miles north of the town centre. Kingsthorpe Shopping Centre is anchored by a 44,400 Sq. Ft. Waitrose Foodstore, other occupiers include McColls, Pet Smart, Heron Foods, Touchwood Pharmacy. The landlord is remodelling the Centre and upgrading the retail offer. Starbucks have taken a 2000 sq. ft unit with garden seating area. Unit E is let to David Neal Dental.

DESCRIPTION

Ground floor retail unit, fully glazed shop front and secure rear service yard.

ACCOMMODATION

Internal Width	17'-6"	5.33m
Internal Depth	80'-9"	24.63m
GIA	1413 sq ft	131.27m

RATES

VOA
Rateable Value: £23,750 Rates Payable: £12,160 (Ex TR)



SERVICE CHARGE

Recovered on a cost incurred basis. Details available on request.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed. Guide rent £35,000 per annum exclusive.

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 appointment with :

JON TAYLOR - jgt@chowncommercial.co.uk

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