

## TO LET

**A1/A2 RETAIL CONSENT**

**RENT: £37,500 PAX**

### **UNIT E KINGSTHORPE SHOPPING CENTRE KINGSTHORPE NORTHAMPTON NN2 7BD**

#### LOCATION

The property is in Kingsthorpe Shopping Centre in an affluent residential area approximately 2 miles north of the town centre at the Junction of the A508 and A5199, being the two main arterial roads into Northampton from the north and northwest. Kingsthorpe Shopping Centre is anchored by a 43,500 Sq. Ft. Waitrose Foodstore, other occupiers include McColls, Carphone Warehouse, Costa and Touchwood Pharmacy. Kingsthorpe Shopping Centre provides 67,750 Sq. Ft. (6294.2m<sup>2</sup>) of retailing with free car parking with 232 spaces.

#### DESCRIPTION

Ground Floor and mezzanine fitted retail unit on the entrance to Kingsthorpe Shopping Centre, with secure rear service yard, suitable for A1 or A2 retail.

#### ACCOMMODATION

Internal Width Front	32'-6"	9.86m
Internal Depth	46'-9"	14.26m
Ground Floor GIA	948 Sq Ft	88m <sup>2</sup>
Mezzanine GIA	912 Sq Ft	85m <sup>2</sup>

#### RATES

VOA Website 2017 Assessment  
Rateable Value: £31,000

#### SERVICE CHARGE

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



#### EPC

Certificate available upon request.

#### TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

Guide rent £37,500 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 prior appointment contact Chown Commercial:

**STEPHEN CHOWN** - [src@chowncommercial.co.uk](mailto:src@chowncommercial.co.uk)  
**JON TAYLOR** - [jgt@chowncommercial.co.uk](mailto:jgt@chowncommercial.co.uk)

