

**TO LET**  
**STANDALONE RETAIL UNIT**  
**RENT: £46,500 PAX**

**UNIT F**  
**KINGSTHORPE SHOPPING CENTRE**  
**NORTHAMPTON NN2 7SH**

**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, Pet Smart, Costa Coffee and Touchwood Pharmacy. Kingsthorpe Shopping Centre provides 67,750 Sq. Ft. (6294m<sup>2</sup>) of retailing, free car parking with 232 spaces.

**DESCRIPTION**

Ground Floor standalone retail unit on the entrance to Kingsthorpe Shopping Centre. Prominent to Harborough Road. Fitted retail area with display windows on two sides.

**ACCOMMODATION**

Internal Width	56'-9"	17.29m
Internal Depth	36'-6"	11.12m
Ground Floor GIA	2071 Sq Ft	192.4 <sup>2</sup>

**RATES**

VOA Website 2017 Assessment  
Rateable Value: £37,750



**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 £46,500 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 with Chown Commercial:

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

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

