Chown commercial
01604 60 40 50
www.chowncommercial.co.uk
Chartered Surveyors and Commercial Property Consultants

TO LET

NEWLY REFURBISHED RETAIL WITH HIGH VISIBILITY

32 MARKET SQUARE
NORTHAMPTON. NN1 2DF

LOCATION
The property stands prominently overlooking the newly remodelled Market Square amongst all town centre retail, banking and leisure facilities.

DESCRIPTION
A newly created light, bright ground floor Class E unit with newly installed kitchen, heating, lighting, w.c. and floor coverings.

ACCOMMODATION

Ground floor	c.110 m2	c. 1,183 Sq.Ft.

TERMS
The office site is offered To Let at £24,000 pa on a new lease.

RATES
Not yet separately rated.
The building is expected to attract Small Business Rates Relief.

SERVICES
Electricity, Gas, Water and Drainage
Utilities and service charge are to be paid by the tenant.

VAT
The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

EPC
D Rating

COSTS
The preparation of the lease will be charged to the ingoing tenant.

VIEWING

Strictly by prior appointment
with the Sole Agent:
STEPHEN CHOWN
src@chowncommercial.co.uk

These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsibility can be accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd for themselves and for the vendors or lessors of this property whose agents they are, given notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Chown Commercial Ltd has any authority to make or give any representation or warranty whatever in relation to this property: (iv) All prices/rents are quoted exclusive of any Vat that may be charged.
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