

## TO LET

**7 BRIDGE STREET  
NORTHAMPTON  
NN1 1NH**

**2,980 Sq.Ft. Retail plus 1,838 Sq.Ft. Offices &  
Ancillary**

### LOCATION

Northampton is a well-established commercial centre in the heart of Central England. The Town is approximately 68 miles north of Central London, 55 miles to the South East of Birmingham and 14 miles to the North of Milton Keynes

Bridge Street is home to many of Northampton's Estate Agents, leisure outlets and independent retailers. The historic Market Square is close by, as is Northampton's prime shopping area, Abington Street.

### ACCOMMODATION

Ground Floor Retail	1,142 Sq. Ft.	(106.1m <sup>2</sup> )
Ground floor store	281 Sq Ft.	(26.12m <sup>2</sup> )
First Floor offices	691 Sq. Ft.	(64.22m <sup>2</sup> )
First Floor Kitchen and store:	438 Sq Ft.	(40.27m <sup>2</sup> )
Second Floor offices	268 Sq. Ft.	(24.93m <sup>2</sup> )
Second Floor store:	160 Sq Ft.	(14.84m <sup>2</sup> )

**TOTAL: 2,980 Sq.Ft. Retail plus 959 Sq.Ft. Offices  
plus 879 Sq.Ft. Kitchen and storage**

### TERMS

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

Rent: £30,000



### EPC

Available upon request

### PLANNING

The unit has established Class E retail consent for shop, Estate Agent etc

### BUSINESS RATES

VOA Website 2017 Assessment for 7 Bridge St is:  
Rateable Value: £23,500

### 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**

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