

TO LET

**77 Abington St
Northampton
NN1 2BH**

LOCATION

The unit is located on Northampton's prime town centre shopping street within a short walk of the central car parks, including St Michael's off Abington Sq.

DESCRIPTION

A ground floor retail unit with offices above

ACCOMMODATION

Ground floor: 3,296 Sq.Ft
First floor: 3,033 Sq.Ft.
TOTAL: 6,329 Sq.Ft (588m²)

BUSINESS RATES

R.V. £38,500

EPC

C-62

LEGAL COSTS

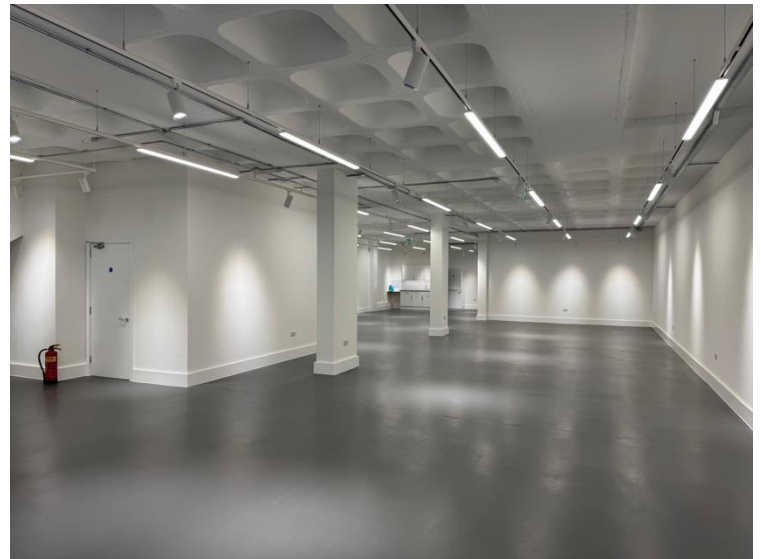
Each party will be responsible for their own legal costs incurred in any transaction.

TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant accommodation. The property is available to let on a new, effective, full repairing and insuring lease. Term to be agreed. RENT: **£45,000 per annum exclusive**

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT charged at the prevailing rate that our client may have a duty or choose to impose.



VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Chown Commercial
Stephen Chown
src@chowncommercial.co.uk

