

TO LET:

Ground Floor Retail/Office Premises

38 Derngate, Northampton NN1 1UH



- Ground floor retail/office unit of 334 sq ft (31.06 sq m)
- Excellent internal condition - with air-conditioning
- Available to let on a new lease
- All inclusive rent: £12,000 per annum exclusive

LOCATION

Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North.

The property forms part of a terrace of town house located on Deragate on the eastern edge of Northampton town centre and is situated close to the Royal & Dergate Theatre and Errol Flynn Filmhouse. Other nearby occupiers include Crafted Barber Co, The Wine Connection, The Sahara Restaurant.

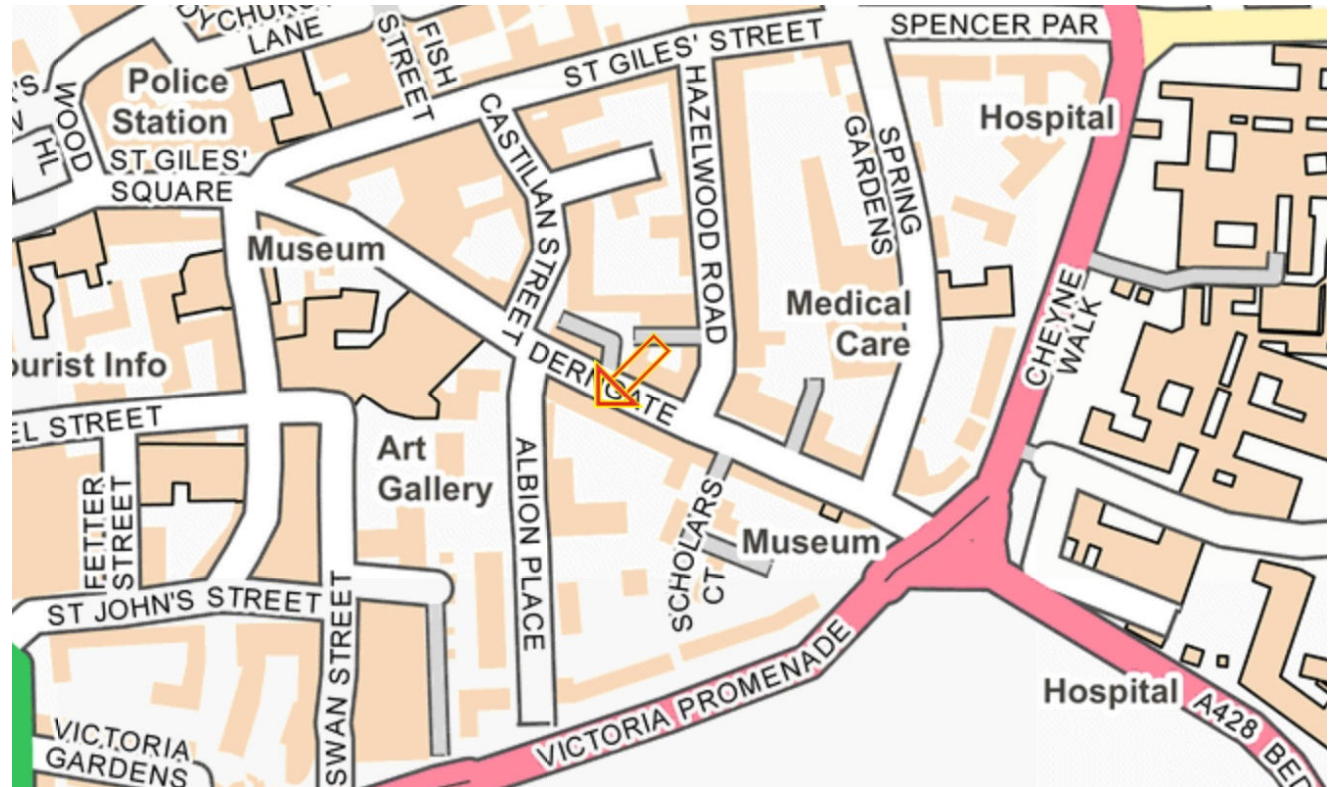
The property is also very close by to St John's Hall of Residence – student flats for the University of Northampton.

THE PROPERTY

The property comprises the ground floor only providing retail/office accommodation with kitchenette and wc facilities. **IT IS NOT SUITABLE FOR USE AS A BARBERS.**

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: Available on request.



ACCOMMODATION

38 Derngate Description	Sq M	Sq Ft
<u>Ground Floor</u>		
Front Sales	15.41 sq m	166 sq ft
Rear Sales	15.34 sq m	165 sq ft
Kitchenette	0.31 sq m	3 sq ft
WC		
TOTAL	31.06 sq m	334 sq ft

The property benefits from gas radiator central heating, pendant lighting and air-conditioning.

BUSINESS RATES

Rateable value (2026) £4,450 *

* businesses occupying premises (as their sole commercial property) with Rateable Values below £12,000 will pay no rates.

Applicants are advised to verify the rating assessment with the Local Authority.

TENURE

The property is being offered to let on a new internal repairing and insuring lease + shop front for a term to be agreed. Any lease will be outside of the Landlord & Tenant Act 1954.

The quoting rent is £12,000 per annum exclusive – this is inclusive of gas, electricity, water rates, internet and buildings insurance.

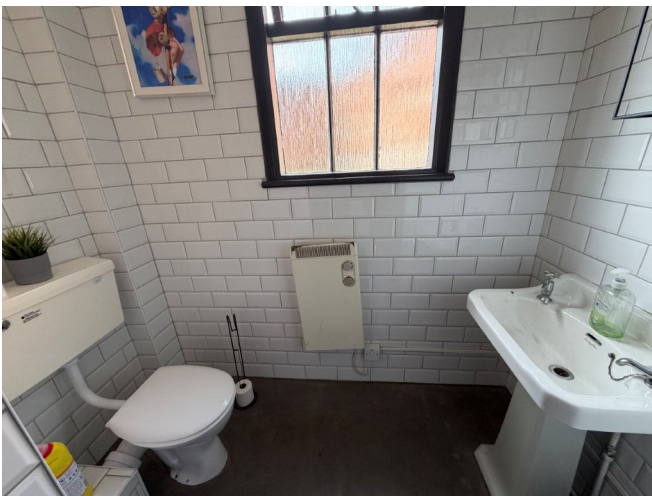
We understand that VAT is not payable on the rent.

DEPOSIT

The landlord will be seeking a security deposit equivalent to three months rent, to be held for the duration of the lease.

SERVICES

We are advised that all mains services are connected to the premises (gas, electricity, water & drainage).



LEGAL COSTS

Each party is to bear their own legal costs.

ANTI-MONEY LAUNDERING & TERRORISM FINANCING REGULATIONS

In accordance with anti-money laundering and terrorism financing regulations, two/three forms of identification and confirmation of funding will be required from all applicants proceeding in a lease.

VIEWING

To view and for further details please contact:

Samantha Jones

Email: samjones@prop-search.com

Mobile: 07990 547366

ALL ENQUIRIES

prop-search.com

01604 492 000

01933 22 33 00