

# 41

## PRINCES WALK | NORTHAMPTON | NN1 2EW

### Location

The Grosvenor Centre's retail accommodation is modern and high-spec, complimented by a range of new, high quality Tenants including Office Shoes, Select, Loungers and The Entertainer, alongside upsizes of Superdry and Deichmann.

The subject property is located in a prime pitch on the upper mall of the Grosvenor Centre.

### Accommodation

The property is arranged over one floor at upper mall level, providing the the following areas:

Ground	2,170 sq ft (NIA)	202 sq m
<b>Total</b>	<b>2,170 sq ft (NIA)</b>	<b>202 sq m</b>

### Term

The property is available by way of a new 10 year effective full repairing and insuring lease subject to rent review at year 5.

### Rent

£40,000 per annum exclusive.

### Service Charge

The service charge attributes for this unit is £15,478 (18/19 per annum)

### Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value (18/19) : £34,000  
Rates Payable (18/19) : £16,193.50



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RETAIL

## EPC

The property benefits from an EPC rating of C. Certificate available on request.

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## Viewing

For further information, please contact :

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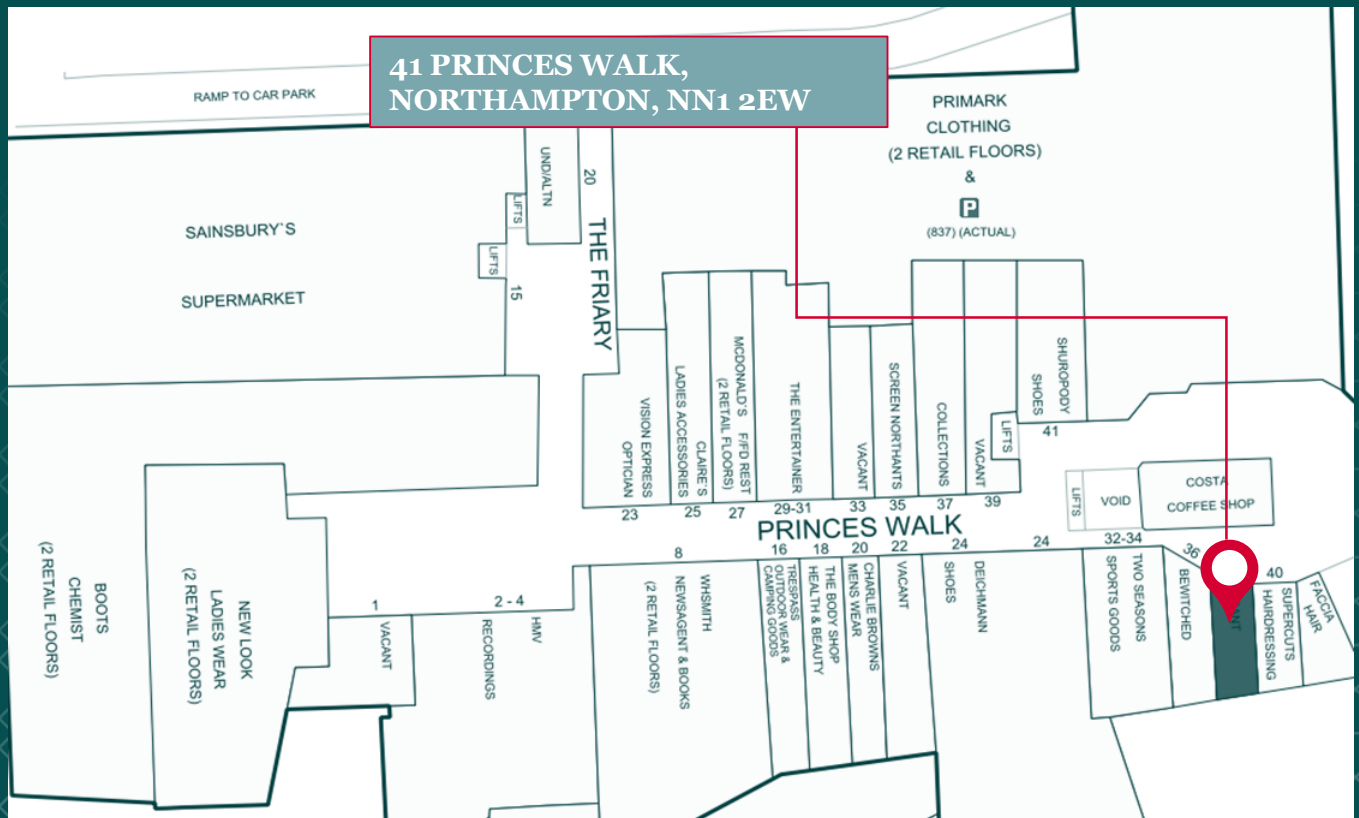
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## SUBJECT TO CONTRACT

Legal & General acknowledges the Code of Practice for Commercial Leases in England and Wales which can be read at [www.commericalleasescodeew.co.uk](http://www.commericalleasescodeew.co.uk) and will adhere to so much of it as is appropriate for this development.

Alternatively please contact our Joint Agents Strutt & Parker on +44 (0)20 7629 7282



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