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To Let: New Build Retail/Cafe premises

**2 Church Street
Irthlingborough
Northamptonshire NN9 5UQ**

- Prominent corner location, adjacent to new Co-op development
- 1,406 sq ft with A1 / A2 / A3 / A5 consent
- Outside seating area
- Available to let on a new lease

LOCATION

Irthlingborough is a town in Northamptonshire, approximately five miles north-east of Wellingborough. It has a population of circa. 12,000.

The property benefits from a prime position located on the junction of Station Road, Church Street and Finedon Road and the High Street, in the heart of the town centre.

It forms part of a new mixed use development, which includes a 10,000 sq ft building operated by the Central England Co-operative. The plans also include the development of 20 new two and three bedroom townhouses to the rear of the site along Church Street.
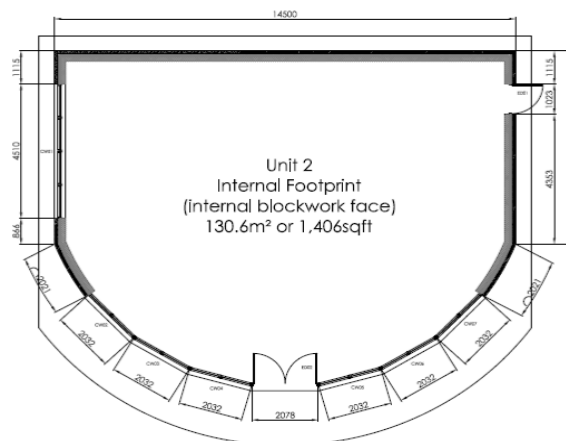

ACCOMMODATION

The newly constructed unit comprises the following approximate floor space:

Description	Sq M	Sq Ft
Ground Floor	130.6	1,406
Build Depth	9 m	29 ft 9 in
Gross Frontage	18 m	59 ft 6 in

Customer car parking is available within the main car park servicing the Co-op food store as well as the public car park opposite.

Unit 2
Internal Footprint
(internal blockwork face)
130.6m² or 1,406sqft

TENURE

The property is being offered to let on a new full repairing and insuring lease, for a term to be agreed. The quoting rent is £26,000 per annum exclusive.

All figures quoted are exclusive of any VAT which the landlord has a duty to impose.

SERVICE CHARGE

TBC

PLANNING

The property benefits from planning consent for:
A1 (Shops)
A2 (financial and professional services)
A3 (restaurant/café)
A5 (hot food takeaway)

BUSINESS RATES

Business Rates will be assessed upon completion of the development.

VIEWING

To view and for further details please contact:

Samantha Jones
Email: samjones@prop-search.com
Mobile: 07990 547366

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