

Unit 1, 35/39 Abington Street Northampton NN1 2AW

LOCATION

The property is situated in close proximity to the dominant L&G Grosvenor Centre Scheme, which boasts **11M Visitors Per Year**

Nearby Occupiers include Tesco, Metro Bank Vodafone Costa, Clarks Primark, H&M, Waterstones and Virgin Media.

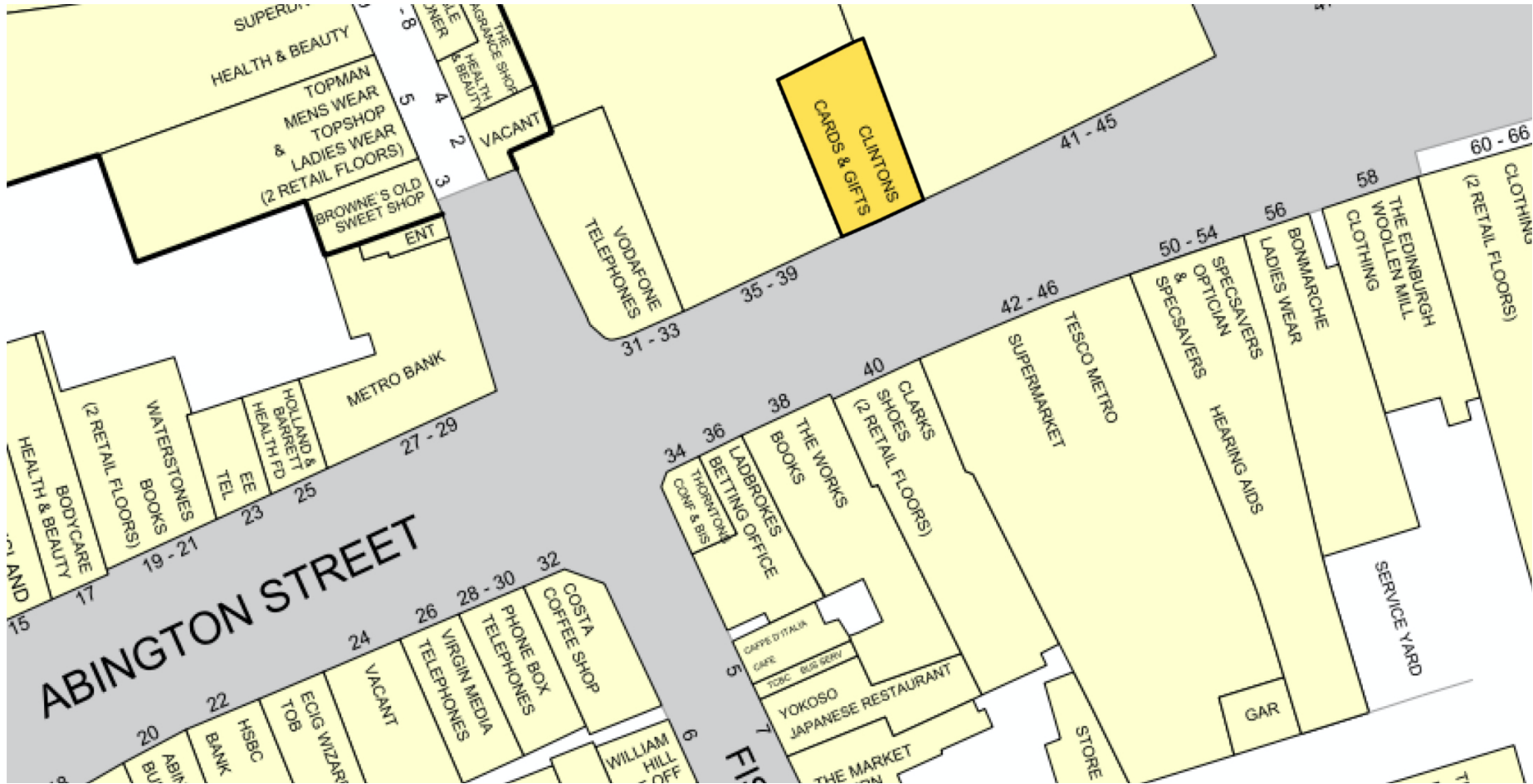
Northampton has a catchment of **210,000 regular shoppers**. The population is expected to increase 12 % by 2022 – Above the UK average

63% of the shopper catchment are classed as **'wealthy achievers'** and 'comfortably off' according to ACORN categories – 19 % above the UK average.



PRIME TOWN CENTRE LEASEHOLD SHOP
1,670 sq. ft

Chown
● ● ● commercial
01604 604050



VIEWING

Simon Chown
01604 604050 / 07958471660
 spc@chowncommercial.co.uk
Stephen Chown
 src@chowncommercial.co.uk

TERMS

Leasehold upon application

RATEABLE VALUE

£55,000 PA

Clintons EPC Rating 123 Band E (Copy available on website).

Chown
 commercial
01604 604050
 24 Bridge Street, Northampton NN1 1NT

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