



Lock-up Shop to Let

3a Sponne Shopping Centre, Watling Street, Towcester
NN12 6BY



- Rent of £17,500 per annum exclusive
- First year at half rent subject to terms of offer
- Prominent retail unit in popular shopping precinct



Location

Towcester is a busy and thriving market town and is the administrative centre for the South Northants district. The town is projected to grow significantly in the next few years and enhancement of the town centre is already under-way with the redevelopment of the Moat Lane area in progress.

The Sponne Centre provides the access between the Market Square and the Co-op supermarket car park and has a wide range of local businesses and national occupiers including Nationwide Building Society, the RSPCA, opticians, jewellers and hairdressers.

Description

Unit 3a has double window frontage onto the concourse and seating area and there is a service access to the rear. The unit has recently been redecorated and would suit a variety of retail and showroom uses.

Accommodation

The unit provides the following areas:

Retail Area:	88.2 sq. m.	950 sq. ft.
Store Room:	32.9 sq. m.	354 sq. ft.
Kitchen:	7.0 sq. m.	75 sq. ft.
Total	128.10 sq. m	1,379 sq. ft.

There is a toilet to the rear of the shop.

Terms

The property is available to let on a new internal repairing and insuring lease for a term to be agreed.

Incentives are offered including first year at half rent subject to signing up for a 10 year lease with 5 yearly rent reviews.

Rent

£17,500 per annum exclusive. VAT is not charged on the rent.

Services

The property is connected to mains water, drainage and electricity however these services have not been tested by the agent.

Use

The unit has Consent for A1 Retail under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Service Charge

The property is subject to a service charge to cover the costs of external repairs, buildings insurance and maintenance of the common areas.

Business Rates

The property has a rateable value of £15,750. The UBR for 2012/13 is £0.458 giving an annual rates payable of £7,213.50. The occupier may be eligible for small business discounts. Please contact South Northants Council to confirm this.

Local Authority

South Northamptonshire Council,
Springfields,
Towcester,
NN12 6AE

Tel: 01327 322322

Viewing

Viewing is strongly advised and by appointment with the agent, contact:

Andrew Tompson or Duncan Batty on:

T: 01327 356140

E: andrew.tompson@berrybros.com

E: duncan.batty@berrybros.com



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