

## 01604 60 40 50 www.chowncommercial.co.uk

**Chartered Surveyors and Commercial Property Consultants** 

# TO LET

## A1/A2 RETAIL SHOP WITH PARKING

### 24 BRIDGE STREET NORTHAMPTON NN1 1NT

#### LOCATION

Bridge Street is an established and popular location for A2 retail and A3 restaurants and bars. Close by in the town centre are a full range of retail, banking and leisure facilities. Access to the motorway network via junctions 15,15A and 16 of the M1 Motorway via the outer ring road. Northampton has good rail links with London (Euston) and Birmingham (New Street) both just over 1 hour's journey time away.

#### **FLOOR AREAS**

Ground floor	1358 sq ft	(126.21 sqm)
First floor offices	1036 sq ft	(96.23 sqm)
Second floor stores	967 sq ft	(89.82sqm)
External rear store	530 sq ft	(48.3 sqm)
Total	3882 sq ft	(360 sqm)

#### **TERMS**

The premises are offered on a new, flexible lease at an initial rent of £40,000 per annum.

#### PARKING

Parking is included within the demise. The previous tenant parked 11 cars.



#### **RATES**

Combined VOA Website 2017 Assessment: £27,450 Part of the first-floor office space is rated separately.

#### <u>EPC</u>

An EPC has been commissioned and is available upon request.

#### <u>VAT</u>

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

#### VIEWING

Strictly by prior appointment with the Sole Agent:

## **CHOWN COMMERCIAL**

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These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no rescan be accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd or themselves and for the vendors or lessors of this property whose agents they are, given notice that: (i) the particulars are set out as a gent only for guidance of intending purchasers or lessees, and do not constitute part of intending or themselves and not not relevant. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and other details a good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection and necessary permission are good provided as to be corrected as a to the corrective and any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection and necessary permission are approximately and provide as any uthorized regression and provide as any attribute and any approximate and any statisfy themselves by inspection or otherwise in a gent permeter but attribute and any tendent are approximately and provide as any attribute and any attribute and

