

Prime A1 Café Unit To Let

2 The Drapery, Northampton NN1 2ET



Location

 [View on map](#)

The premises are located in a prominent position close to the busy junction of The Drapery and Gold Street in Northampton town centre. The area benefits from a wide range of restaurants, bars, cafés and retailers. Nearby operators include McDonald's, Turtle Bay, Starbucks, Nando's, Kaspas and Caffe Nero.

Description

The premises occupy the ground floor and basement of this high street building providing an excellent opportunity to secure an superb trading position in the town centre.

Floor Areas

Ground Floor:	92.90 sq m / 1,000 sq ft
Basement	69.67 sq m / 750 sq ft
Total:	162.57 sq m / 1,750 sq ft

Tenure

The premises are available to let on a full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews. The lease will be granted inside the security of tenure provisions of The Landlord and Tenant Act 1954.

Rent

Rental offers in the region of £40,000 per annum exclusive are invited.

VAT

All prices quoted may be subject to VAT if applicable.

Licence/Planning

The premises benefit from A1 planning use and would suit a variety of A1 food operators.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

Viewings

Through the landlord's sole agent:

CDG Leisure (Attention of David Kornbluth)

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**"If you want to go fast,
go alone. If you want to
go far, go together."**

African Proverb