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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

TOWN CENTRE RETAIL UNIT

50.5 SQ M (544 SQ FT)



4 SHEEP STREET
NORTHAMPTON
NN1 2LU

- PROMINENT POSITION OPPOSITE THE BUS STATION
- HEAVY FOOTFALL BOTH IN THE DAY AND AT NIGHT
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- AVAILABLE SEPTEMBER 2019
- **NO BUSINESS RATES FOR QUALIFYING SMALL BUSINESSES**

AVAILABLE TO LET AT A RENTAL PRICE OF £19,500 PER ANNUM
EXCLUSIVE



RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is England's second largest town with a population of 222,500 and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives.

The new £330 million University of Northampton Waterside Campus has opened along the River Nene and provides state of the art education facilities to 15,000 students and is just a short walk from the town centre. The campus opened in September 2018.

Northamptonshire County Council have also built their new Public Sector headquarters in the heart of Northampton Town Centre, which is home to 2000 professional workers and will bring an estimated additional £12 million spend into the Northampton Town Centre Economy.

DESCRIPTION

The property comprises of ground floor retail accommodation with a substantial basement with a fully glazed frontage. The property benefits from electric radiators and water heaters, suspended ceiling and perimeter trunking.

ACCOMMODATION

Sales area	50.5 sq m	544 sq ft
W.C	2.5 sq m	27 sq ft
Basement	69.4 sq m	747 sq ft

RATES

Rateable Value: £11,750

Rates Payable (2019/2020) £5,640

Estimated rates payable for small business qualifying for 100% rates relief: £0

The above information has been obtained through verbal enquiries of Northampton Borough Council Rating Department (0300 330 7000). Interested parties should verify this information.

TERMS

The property is available on a new lease at a term of years to be agreed at an initial asking rent of £19,500 per annum exclusive. The property will be available from September 2019.

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the transaction.

VAT

The rental quoted excludes any VAT which the landlord may have a duty or choose to impose.

EPC

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VIEWING

Strictly by appointment through sole Agents:



Elliott Halliwell

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Tel: 01604 639657

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice