

# BERRYS



**Unit 2a Sponne Shopping Centre  
Watling Street, Towcester, NN12 6BY  
Ground Floor Lock-up Shop To Let**



Oak House, 32 Ashby Road, Tove Valley Business Park, Towcester, Northamptonshire, NN12 6PG

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## 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 access between the Market Square and 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 2a provides a lock-up shop with storage, service access and WC to the rear. The unit has frontage onto the concourse and would suit a variety of retail uses. There is ample free parking close by.

## Accommodation

The unit provides the following approximate areas:

Retail Area:	47.78 sq. m	514 sq. ft.
Store:	15.56 sq. m	168 sq. ft.
Total	63.34 sq. m	682 sq. ft.

## Terms

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

## Rent

£12,000 per annum exclusive of VAT.

## 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.

## Costs

Each party will bear their own legal costs incurred in the transaction.

## Business Rates

The property has a rateable value of £8,300. The UBR for 2012/13 is £0.458 giving an annual rates payable of £3,801.40. The occupier may be eligible for small business discounts. Please contact South Northants Council to confirm this.

## Local Authority

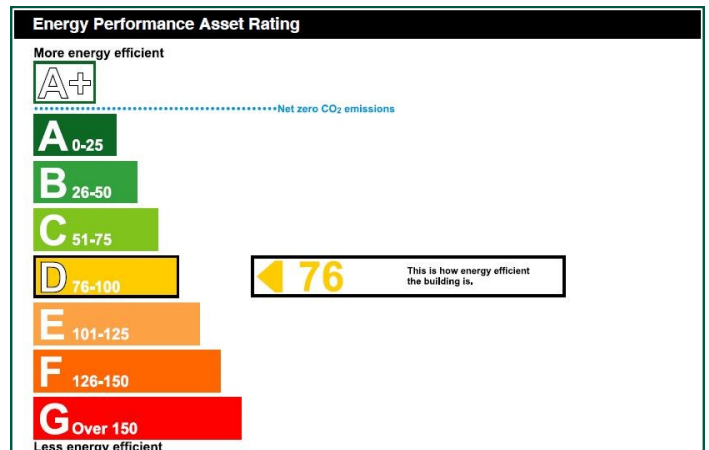
South Northamptonshire Council, Springfields, Towcester, NN12 6AE. Tel: 01327 322322

## Viewing

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

T: 01327 356140

E: [duncan.batty@berrybros.com](mailto:duncan.batty@berrybros.com)



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