



Unit 3, Sponne Centre, Watling Street, Towcester, NN12 6BY

- Ground floor retail unit occupying a central position in a busy parade
 - Located just off Watling Street in Towcester town centre
 - Ready for immediate occupation
 - 716 sq. ft. available at a rent of £10,000 per annum



Location

Towcester is a busy and thriving market town and is the administrative centre for South Northamptonshire. Milton Keynes and Northampton are both approximately 10 miles away. Towcester is projected to grow significantly in the next few years and enhancement of the town is already underway with the redevelopment of the Moat Lane area in progress which will see the council relocate to the town centre.

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, It's a Gift, opticians, jewellers and hairdressers.

Accommodation

The property provides a self contained 'L shaped' retail unit with glazed frontage. Towards the rear of the unit is an office and stores. There is loading access to the rear of the property.

The unit provides the following approximate areas:

Retail Area:	52.65 sq. m	567 sq. ft.
Stores / office:	13.86 sq. m	149 sq. ft.
Total	66.51 sq. m	716 sq. ft.

Terms

The office is available on a new internal repairing lease with terms to be agreed.

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 ground floor office has a rateable value of £6,300. Rates payable should be confirmed with South Northamptonshire Council.

Costs

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

VAT

VAT is payable on the rent.

Rent

£10,000 per annum exclusive.

Local Authority

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

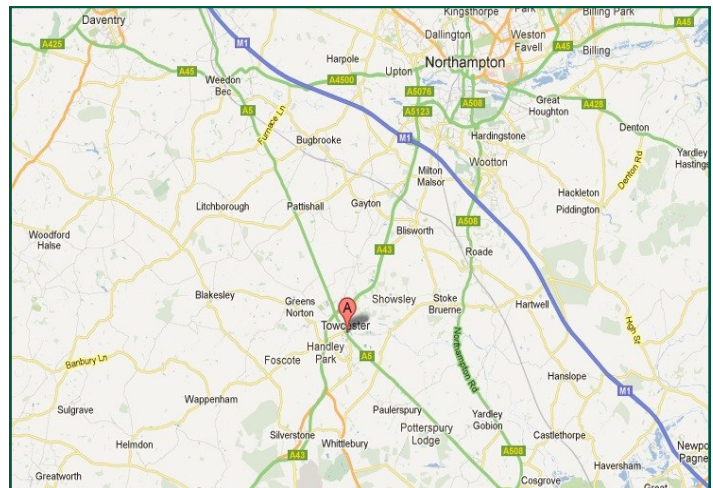
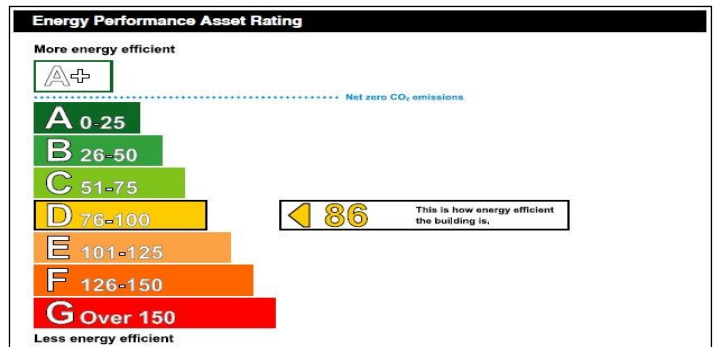
Viewing

Strictly by appointment with the agent. Contact Duncan Batty or Andrew Tompson on:

T: 01327 356140

E: duncan.batty@berrybros.com

E: andrew.tompson@berrybros.com



IMPORTANT NOTICE

The property being open to inspection, the purchasers shall be deemed to have full knowledge of the whole and the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Berrys give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any service or facilities are in good working order.
4. Any areas measurements or distances referred to herein are approximate only.
5. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
6. The vendors do not make or give and neither agent nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.



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