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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

PRIME RETAIL UNIT

159.9 SQ M (1,721 SQ FT)



**2 THE DRAPERY
NORTHAMPTON
NN1 2ET**

- GROUND FLOOR AND BASEMENT
- PROMINENT TOWN CENTRE LOCATION
- HEAVY FOOTFALL BOTH IN THE DAY AND AT NIGHT
- NEARBY OCCUPIERS INCLUDE TURTLE BAY, MCDONALDS AND REVOLUTION BAR

AVAILABLE TO LET ON A NEW LEASE FOR A TERM OF YEARS TO BE AGREED AT AN INITIAL ASKING RENT OF £40,000 PER ANNUM EXCLUSIVE.



RICS

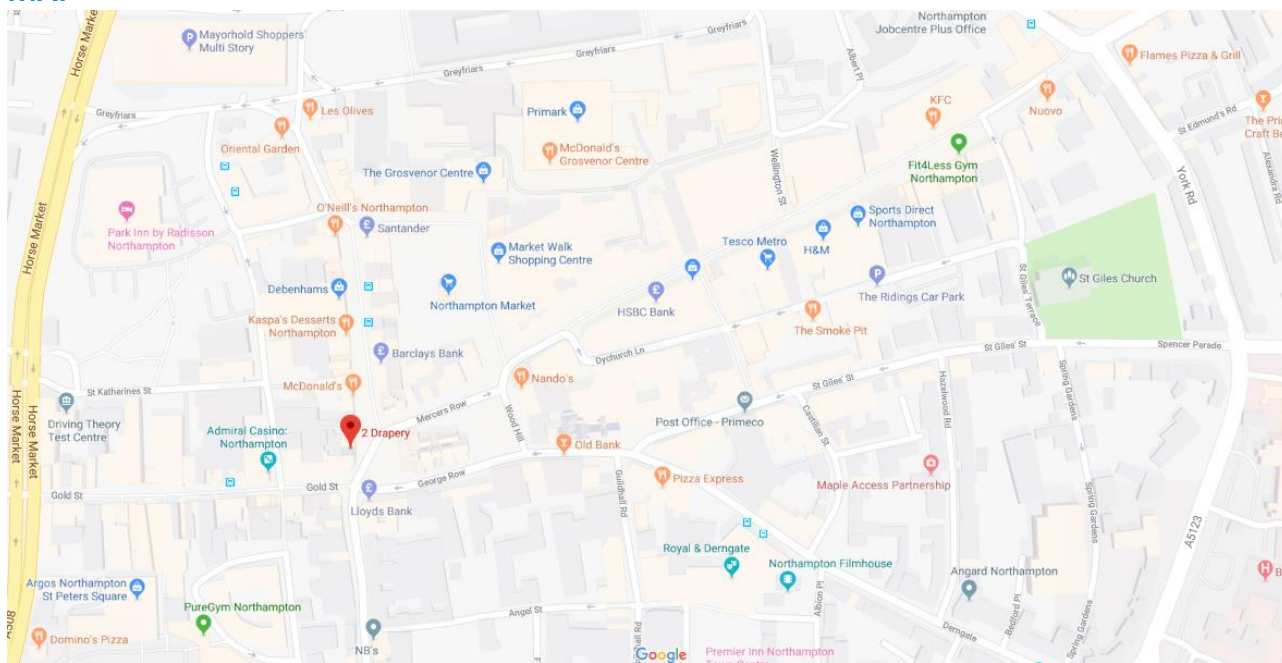
TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is one of England's fastest growing towns 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.

MAP



DESCRIPTION

The property comprises a ground floor and basement retail premises located in a central position in Northampton Town Centre.

ACCOMMODATION

Ground floor	89.1 sq m	959 sq ft
Basement	70.8 sq m	762 sq ft
Net Internal Area	159.9 sq m	1,721 sq ft

SERVICES

The property benefits from mains water supply, electricity and sewerage connections. These services or connections have not been tested; ingoing tenants should rely on their own inspections.

RATES

Rateable Value:	£20,250
Rates Payable 2020/2021:	£9,720

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department on (0300 330 7000).

TERMS

The property is available to let on a new lease for a term of years to be agreed at an initial rental price of £40,000 per annum exclusive.

EPC

E - 101

VAT

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

VIEWING

Strictly by appointment through the joint Agents:



Tel: 01604 639657

Elliott Halliwell

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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.