Restaurant/café premises in Towcester with frontage onto Watling Street

- Ground floor café/restaurant unit
- Located on Watling Street in Towcester town centre opposite the town hall
- 497 sq. ft. (46.1m²) approximately
- £12,000 per annum exclusive
- Available to let on a new lease
LOCATION

Towcester is a vibrant and expanding market town in South Northamptonshire. The town is set for significant expansion over the next few years with proposals for 3,000 homes to be built as well as commercial opportunities as part of the Moat Lane Regeneration Scheme. Junction 15A of the M1 motorway is approximately seven miles north east and provides access to Northampton. Junctions 10 and 11 of the M40 motorway are both approximately 18 miles west and Milton Keynes is some 8 miles south via the A5. Towcester racecourse and Silverstone Circuit are approximately 0.5 and 3 miles away respectively.

The property is located in a central position on Watling Street West, opposite the town hall and Market Square. The town has various pubs, restaurants and independent and national retailers including Costa Coffee, Barclays Bank, Co-operative food store, Lloyds pharmacy, Coral bookmakers and the newly opened 185 Watling Street Pub and Kitchen.

DESCRIPTION

The premises comprise a mid terraced, ground floor café/restaurant unit which forms part of a three storey building.

The property has a part glazed frontage and is arranged as a ground floor café unit with kitchen area, WC and store. The property has character features throughout including an original fireplace, timber beams and exposed internal stone walls. There is rear loading access off the store room.

RENT

The rent is £12,000 per annum exclusive.

VAT

All prices are quoted exclusive of VAT which may be chargeable.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Suite</th>
<th>Sq. m.</th>
<th>Sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seating Area</td>
<td>25.4</td>
<td>273</td>
</tr>
<tr>
<td>Kitchen Area</td>
<td>12.5</td>
<td>135</td>
</tr>
<tr>
<td>Store</td>
<td>4.8</td>
<td>52</td>
</tr>
<tr>
<td>WC</td>
<td>3.4</td>
<td>37</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>46.1</strong></td>
<td><strong>497</strong></td>
</tr>
</tbody>
</table>

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