# **ROWLEY HUGHES THOMPSON**

PROPERTY CONSULTANTS

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## TOWN CENTRE RETAIL UNIT TO LET

## SHEEP STREET, NORTHAMPTON, NN1 2LU

#### Location

Northampton is England's second largest town with a population of 222,500. Northampton has excellent rail and road communications and is the strategic location for many national organisations. The town has frequent direct rail services to London and has excellent road links with junctions 15, 15A and 16 of the M1 in close proximity.

The property is situated in a very prominent position in Sheep Street immediately opposite Northampton Bus Station and thus benefits from a high foot fall both during the day and the evening.

#### Description

The property comprises a ground floor retail shop with a substantial basement forming part of a busy town centre retail parade.

#### Accommodation

Ground Floor Sales	50.5 sq m	544 sq ft
Basement	69.4 sq m	747 sq ft

#### Planning

The property would be ideal for a restaurant/take away use subject to planning permission.

#### **Rating Assessment**

Rateable Value

£11,750

Under current legislation there will be no business rates payable for small qualifying businesses.

#### Terms

The shop is available by way of a new effectively Full repairing and insuring lease for a term of years to be agreed

#### Rental

£19,500 pa.

### EPC

D-89

#### Legal Costs

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

#### VAT

VAT will be payable on the rent.

# Viewing Strictly by appointment with the joint Agents:-

David Thompson Ddi: 0121 212 7803 Email: davidt@rhtretail.co.uk

Hadland – Elliot Halliwell Tel: 01604 639 657

Date prepared: January 2020 transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must sastisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any correctness of is in relation to this property.

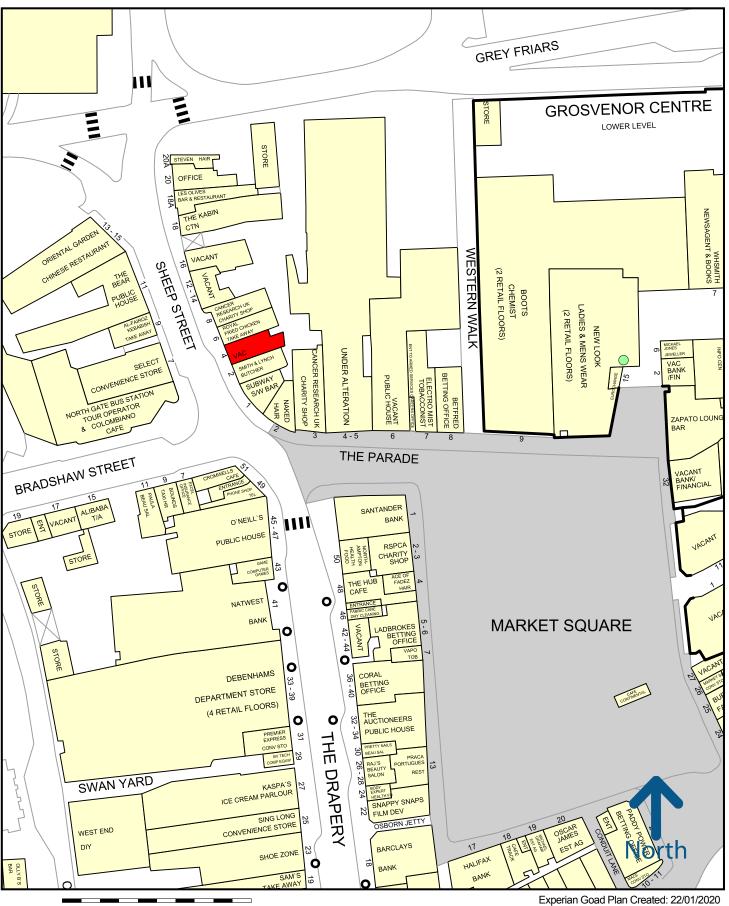


Northampton



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