



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

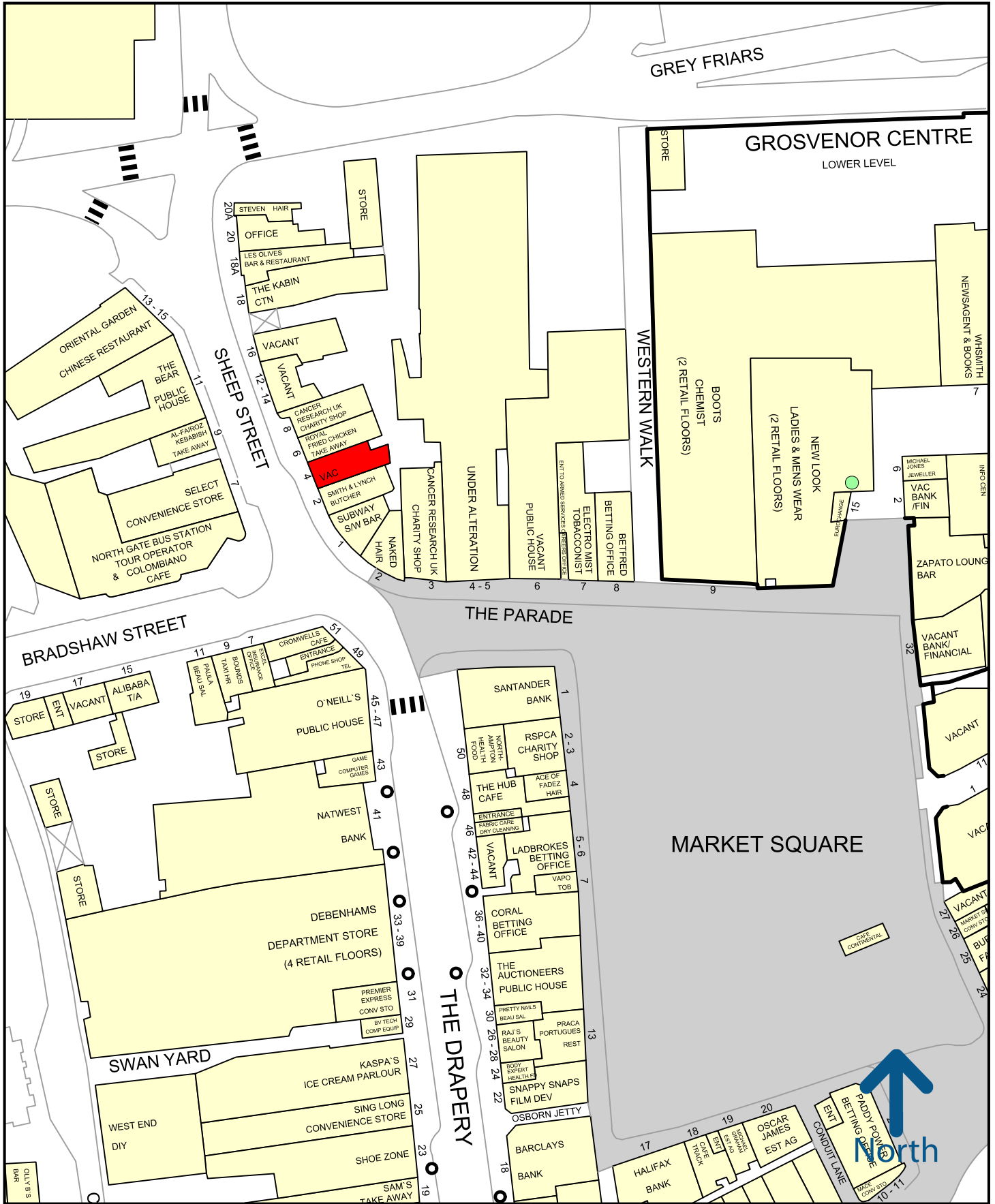
VAT will be payable on the rent.

Viewing Strictly by appointment with the joint Agents:-

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

Hadland – Elliot Halliwell
Tel: 01604 639 657

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



50 metres

Experian Goad Plan Created: 22/01/2020
Created By: RHT

