

PRIME SHOP UNIT – TO LET



Prime Retail Unit

2 The Drapery, Northampton NN1 2ET

1,721 sq.ft –TO LET

- Prominent Town Centre Location
- Ground Floor & Basement
- Potential to enlarge to 6,050 sq.ft.
- Heavy Footfall both Day & Night
- New Lease Terms Available
- Nearby Occupiers include Turtle Bay, McDonalds and Revolution Bar

Location

Northampton is one of England's fastest growing towns and is a strategic location for many national & regional organisations.

Northampton benefits from excellent road and rail links with easy access to the M1 Motorway at Junctions 15, 15a & 16.

Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses through incentives.

Description

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

Potential exists to enlarge the property to 6,050 sq.ft over ground and basement levels.

Services

The property benefits from mains water, electricity and sewerage connections. Incoming tenant to rely upon their own surveys.

Accommodation

| | | |
|--------------|-------------|-----------|
| GROUND FLOOR | 959 sq.ft | 89.1 sqm |
| FIRST FLOOR | 762 sq.ft | 70.8 sqm |
| TOTAL | 1,721 sq.ft | 159.9 sqm |

The above floor areas are approximate gross internal floor areas.

Key Features

- Prime Central Location
- High Foot Fall Day & Night
- Suitable for a Variety of Uses
- Turtle Bay & McDonalds Nearby
- Potential to Extend.
- New Lease Terms Available

Tenure

New Leasehold Terms Available.

Rent

£40,000 per annum exclusive

Rates

Rateable Value - £20,250

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

EPC

E - 101.

Viewing & Further Information

By prior appointment only.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312

Or through our Joint Agent Hadland

