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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

Due to the expansion and relocation of Velvet Grey

TO LET

PROMINENT GROUND FLOOR SHOP UNIT



**204 WELLINGBOROUGH ROAD
NORTHAMPTON
NN1 4EE**

- **43.73 sq m (470 sq ft) PLUS CELLAR STORAGE**
- **POTENTIAL TO CLAIM UP TO 100% BUSINESS RATES RELIEF**
- **REAR OUTSIDE AREA**
- **MODERN INTERIOR DESIGN**
- **PROMINENT MAIN ROAD POSITION.**

**RETAIL UNIT AVAILABLE TO LET ON A NEW LEASE FOR A TERM
TO BE NEGOTIATED AT £12,000 PER ANNUM EXCLUSIVE.**



RICS

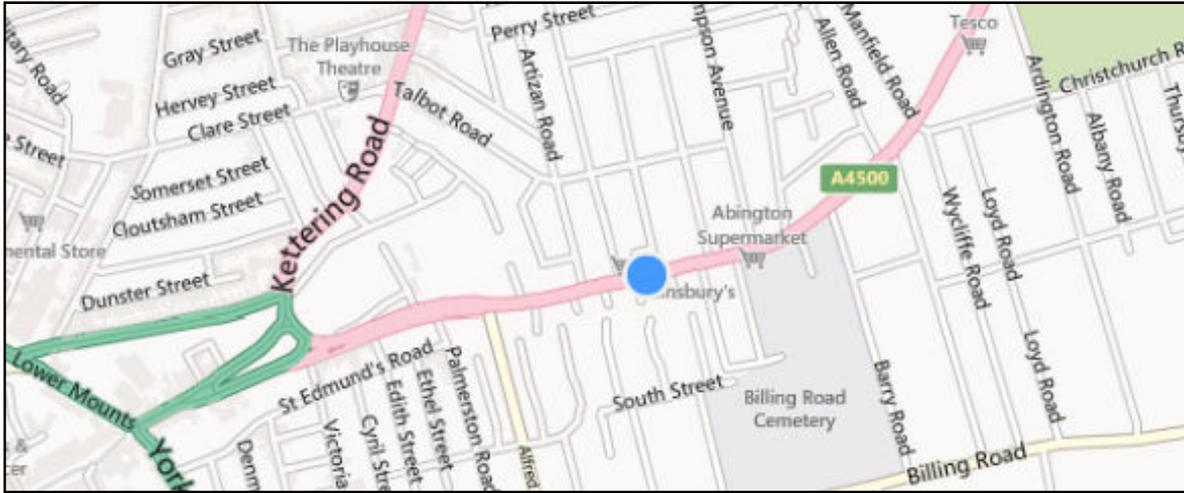
TEL: 01604 639657

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. Wellingborough Road (A4500) is the main arterial road leading east from the town centre and the property therefore benefits from substantial volumes of passing traffic. The shops prominence is enhanced by its position on the corner of Wellingborough Road and New Town Road opposite Sainsburys. The locality is characterised by a mix of retail shops, restaurants and pubs serving both the local community within the densely populated residential area of Abington and the wider Northampton area.

MAP



DESCRIPTION

The property comprises a ground floor retail shop, with external garden/yard to rear.

ACCOMMODATION

Ground Floor

Internal Width: 3.78 m (12'5"), Sales Area Depth: 7.17m (23'6")

Sales Area:	23.48 sq m	(253 sq ft)
Rear Office/Sales area, Kitchen, disabled WC, store:	20.25 sq m	(218 sq ft)
Cellar:	21.17 sq m	(228 sq ft)

RATES

Rateable Value: £5,800. Rates Payable (2014/2015): £2,795.60 (100% Small Business Relief may apply)

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 (01933 231691).

TERMS

Available to let by way of a new full repairing and insuring lease for a term to be negotiated at an initial rental of £12,000 per annum, exclusive of VAT if applicable.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs involved in the transaction.

VAT

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

EPC

A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Sole Agents:

Hadland
CHARTERED SURVEYORS
Tel: 01604 639657

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