

**TOWN CENTRE SHOP TO LET
42 GOLD STREET
NORTHAMPTON
NN1 1RS**



Large town centre retail unit with ground and first floor sales and storage in an excellent location opposite the entrance to St Peters Way Shopping Centre

- **Gross Frontage 29' 3" (8.91 m)**
- **Ground Floor 2,691 sq ft (250 sq m)**
- **First Floor 2,574 sq ft (239 sq m)**
- **New Lease – Initial Rental £37,500 pax**



LOCATION

Situated opposite the main entrance to St Peters Way Shopping Centre, the building has a prominent double frontage. The property is near to Wilko, Argos, Aldi, TK Maxx, Iceland and Poundland and close to a 540 space car park.

In the last few years Northampton town centre has benefited from a number of initiatives and now boasts a substantial Cultural Quarter. The town has new train and bus stations as well as the County Council HQ and the new £330M University Campus which has helped footfall in the centre.

SCHEDULE OF ACCOMMODATION

The property has the following approximate areas and dimensions:

Ground Floor

Gross frontage	29'3"	(8.91 m)
Net frontage	27'0"	(8.23 m)
Internal width	28'6"	(8.68 m)
Shop depth	108'6"	(33.0 m)
Net sales area	2,691 sq ft (250 sq m)	

First Floor

Net Sales area/

Storage	2,574 sq ft (239 sq m)	
Male and female WC facilities/kitchen		
Total	5,265 sq ft (489 sq m)	

SERVICES

We understand all mains services are available at the property however these have not been tested.

RATES

We understand from the Valuation Office that the property has a Rateable Value of £26,250 however, all interested parties should liaise with the appropriate Rating Authority – Northampton Borough Council, telephone 01604 837837.

EPC

We understand the property has an EPC rating of D79.



TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at an initial rental of £37,500 pax.

LEGAL COSTS

Each party to be responsible for their respective legal costs.

VAT

All figures quoted are exclusive of VAT which our client may have a duty or choose to impose.

VIEWING

For viewing and further information please contact the sole agent:

Ben Coleman BSc FRICS

Ben Coleman Associates
18 High Street
Wootton
Northampton
NN4 6LL

t: 01604 660014 m: 07843 582303
e: ben@bencolemanassociates.co.uk
www.bencolemanassociates.co.uk

If there is any matter which is of particular interest to you, or if you wish to make an appointment to view, please contact our offices prior to undertaking travel.

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ben@bencolemanassociates.co.uk

