

**41 OULTON RISE, PARKLANDS,  
NORTHAMPTON NN3 6EW**



- Ground Floor Lock Up Mid Terraced Property
  - Modern Shop Front
  - Electric Heating, Category 2 Lighting
    - Access to Service Yard
    - EPC Rating – E49

**To Let on a new Lease at £10,000 per annum exclusive**

## LOCATION

This vacant unit forms part of a modern retail parade at the junction with Spinney Hill Road and Oulton Rise on the densely populated housing estate known as 'Parklands', situated to the north east of the town centre off the Kettering Road (A5123).

There are a number of schools in the area including Parklands Lower School, Northampton School for Girls and Thomas Becket Upper School. The neighbourhood is also accessible, on foot, to the University of Northampton and Moulton Park employment area. There is a bus stop opposite the site. Parking is available in the dedicated car park for the shopping parade and unrestricted on-road parking. A service yard is located at the rear.

## DESCRIPTION

The premises comprise a ground floor lock-up mid-terraced property. There is a modern shop front, electric heating, category 2 lighting and access to the service yard.

## ACCOMMODATION (all areas approx)

Main Sales Area - 659 sq ft

Kitchen - 52 sq ft

Rear Store - 44 sq ft

Toilet and Cloakroom

## SERVICES

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

## RATES

Rateable Value: £4,900

Interested parties verify this information with Northampton Borough Council Rating Department on (01933 231691).

## TERMS

The offices are available by way of a new full repairing and insuring lease at a rent of £10,000 per annum exclusive.

## VAT

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

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**LEGAL COSTS**

Each party to bear their own legal costs.

**VIEWING**

For viewing and further information please contact the agent:

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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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