Ground floor retail unit in central location in Towcester

- Highly prominent unit with double frontage to Watling Street
- Suitable for a variety of alternative uses STPP
- Can be split to two separate retail units STPP
- Approximately 1,824 sq. ft. (169.48m²) and separate storage building of 243 sq. ft. (22.57m²)
- £29,500 per annum exclusive
LOCATION
Towcester is a vibrant and expanding market town in South Northamptonshire. The town is set for significant expansion over the next few years with 3,000 homes under construction as well as commercial opportunities as part of the Moat Lane Regeneration Scheme. Junction 15A of the M1 motorway is approximately seven miles north east and provides access to Northampton. Junctions 10 and 11 of the M40 motorway are both approximately 18 miles west and Milton Keynes is accessible via the A5 some 8 miles south. Towcester racecourse and Silverstone Circuit are approximately 0.5 miles and 3 miles away respectively.

The property is located on Watling Street which is the main shopping street in Towcester. Directly opposite is the brand new and fully occupied Whittons Lane retail development. In close proximity is Costa Coffee, Specsavers, Barclays Bank, Warrens Bakery, Co-operative food and various independent retailers.

DESCRIPTION
The premises comprises a mid terrace, double fronted, ground floor retail unit with an enviable glazed frontage which very few retail units in the town benefit from. The accommodation provides various open plan retail areas with kitchen and WC facilities.

ACCOMMODATION
The premises provides the following net internal areas:

<table>
<thead>
<tr>
<th>Area</th>
<th>Sq. m.</th>
<th>Sq. ft.</th>
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<tbody>
<tr>
<td>Ground floor retail</td>
<td>168.18</td>
<td>1,810</td>
</tr>
<tr>
<td>Kitchen</td>
<td>1.3</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>169.48</td>
<td>1,824</td>
</tr>
</tbody>
</table>

The premises can be split into two separate units of approximately 1,294 sq. ft. and 530 sq. ft.

There is a storage building to the rear of the premises which provides a further 243 sq. ft. (22.57m²).

TERMS
The property is available immediately by way of a new lease with terms to be agreed.

RENT
£29,500 per annum exclusive.

LEGAL COSTS
Each party is responsible for their own legal costs incurred in the transaction.

SERVICES
We understand that the property is connected to all mains services however the agent has not tested these services.

BUSINESS RATES
The property has a Rateable Value under the 2017 list of £18,750. To verify the rates payable interested parties should contact the Local Authority.

LOCAL AUTHORITY
South Northamptonshire Council, The Forum, Moat Lane, Towcester, Northamptonshire, NN12 6AE - 01327 322322.

VAT
All prices, premiums and rents etc. quoted are exclusive of VAT which may be chargeable.

VIEWING
Strictly by appointment via the sole agent.

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