

TO LET

**34 & 36 ST GILES STREET
NORTHAMPTON
NN1 1JA**

1008 Sq.Ft. Retail plus 368 Sq.Ft. Ancillary

LOCATION

Northampton is a well-established commercial centre in the heart of Central England. The Town is approximately 68 miles north of Central London, 55 miles to the South East of Birmingham and 14 miles to the North of Milton Keynes

High Street of the year in 2015, St Giles Street is home to many of Northampton's Independent retailers, the Post Office and the Guildhall. The historic Market Square is close by. Leading from St Giles Street and Market Square is Northampton's prime shopping area, Abington Street.

ACCOMMODATION

| | | |
|----------------------------------|-------------|-----------------------|
| No 34: Ground Floor Retail | 544 Sq. Ft. | (50.5m ²) |
| No 34: Store/office: | 64 Sq Ft. | (5.9m ²) |
| No 36: Ground Floor Retail | 464 Sq. Ft. | (43.1m ²) |
| No 36: B'ment Kitchen and store: | 304 Sq Ft. | (28.3m ²) |

TOTAL: 1008 SQ.FT. Retail plus 368 SQ FT Ancillary

TERMS

The property is available on a new internal repairing and insuring lease for a term to be agreed, either as one unit or separate.

Rent: £28,000 per annum

EPC

Available upon request



BUSINESS RATES

VOA Website 2017 Assessment for both units combined
Rateable Value: £24,250

VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

VIEWING

Strictly by prior appointment with the sole agent

Chown Commercial

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