

01604 60 40 50 www.chowncommercial.co.uk

Chartered Surveyors and Commercial Property Consultants

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

Hight 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. | (50.5m²) |
|----------------------------------|-------------|----------|
| No 34: Store/office: | 64 Sq Ft. | (5.9m2) |
| No 36: Ground Floor Retail | 464 Sq. Ft. | (43.1m²) |
| No 36: B'ment Kitchen and store: | 304 Sq Ft. | (28.3m2) |

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.

Rent: £30,000pa

EPC

Available upon request



PLANNING

The unit has established Class E retail consent for shop, Estate Agent, etc but, in addition, received planning consent for change of use to take-away in 2023.

BUSINESS RATES

VOA Website 2017 Assessment for 34/36 St Giles St is: 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** Tel: 01604 604050 Stephen Chown <u>src@chowncommercial.co.uk</u>



These particulars are issued on the direct understanding that all negotiations are conducted through Chown Commercial Ltd. The property is offered subject to contract and it still being available at the time of enquiry and no responsi can be accepted or any loss or expenses incurred in viewing. Chown Commercial Ltd or themselves and for the vendors or lessors of this property whose agents they are, given notice that: (i) and escriptions, dimensions, references to condition and necessary permissions for use and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and do not constitute part of, an offer of contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and do not constitute part of, and on ther details are giv good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of ear

