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YOUR COMMERCIAL PROPERTY SPECIALISTS

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT

TO LET

PRIME RESTAURANT PREMISES



UNIT 1
CITY BUILDINGS
FISH STREET
NORTHAMPTON, NN1 2AA

- CHARACTER GRADE II LISTED BUILDING
- TOWN CENTRE LOCATION
- HIGH FOOTFALL BEING LOCATED BETWEEN ABINGTON STREET AND ST GILES STREET.
- LARGE RESIDENTIAL AND COMMERCIAL CATCHMENT

AVAILABLE TO LET ON A NEW LEASE ON TERMS TO BE AGREED AT A RENT OF £36,000 PLUS VAT PER ANNUM, EXCLUSIVE.



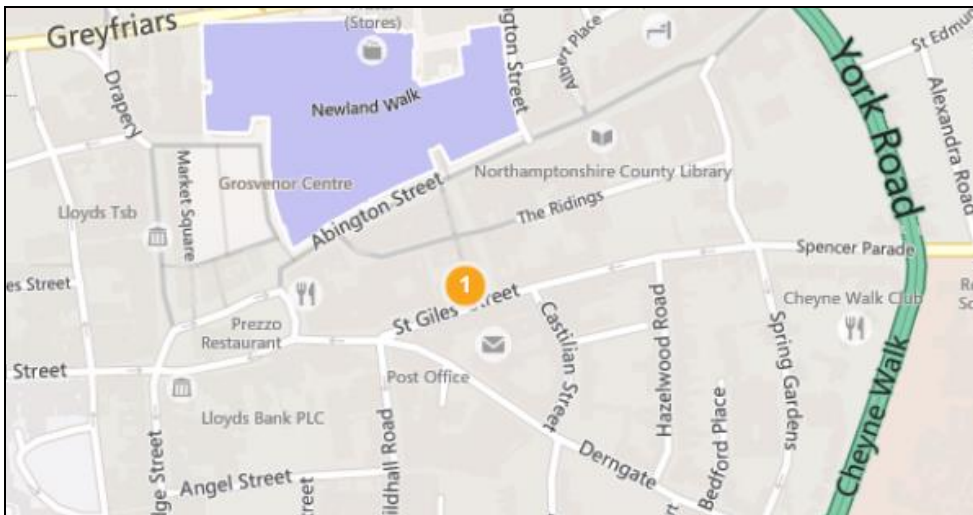
RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

Northampton is England's second largest town with a population of 222,500 and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives. The new £330 million University of Northampton Waterside Campus is located along the River Nene and provides state of the art education facilities to 15,000 students and is just a short walk from the town centre. The campus opened in September 2018.



DESCRIPTION

Accommodation is provided on ground and basement levels. The property was previously occupied by Subway.

ACCOMMODATION

According to VOA

Ground floor	155.3 sq. m	1,672 sq. ft
Basement Storage	25.5 sq. m	274 sq. m

RATES

Rateable Value:	£36,500
Rates Payable 2022/2023:	£17,921.50

The above information has been obtained through verbal enquiries of West Northamptonshire Council Rating Department (0300 126 7000). Interested parties should verify this information

SERVICE CHARGE

May be applicable – TBC.

TERMS

The property is available to let on a new FRI lease on terms to be agreed at a rent of £36,000 plus VAT per annum, exclusive.

VAT

The rental price quoted excludes any VAT which the landlord may have a duty or choose to impose. We are informed that the property is VAT elected.

EPC

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VIEWING

Strictly by appointment through the Sole Agents:



Elliott Halliwell

Tel: 01604 639657

Email: eh@hadlands.co.uk



Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

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