

86 Bridge Street

Northampton, NN1 1PD

**Highly prominent town
centre property benefiting
from up to 20,000 vehicle
movements per day**

4,369 sq ft
(405.89 sq m)

- Landmark corner plot
- Mostly single storey open plan accommodation
- Gated side yard for off road loading/parking
- Local occupiers include TK Max, Carlsberg Brewery and Kwik Fit

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Summary

Available Size	4,369 sq ft
Rent	£50,000 per annum
Price	Offers in the region of £500,000
Rates Payable	£8,982 per annum Assumes small business rates relief will apply.
Rateable Value	£18,000
VAT	To be confirmed
EPC Rating	Upon enquiry

Description

The Property comprises a highly prominent town centre showroom. Detached mostly single storey with first floor to frontage, the property was formerly occupied by Professional Music Technology Ltd (PMT). Construction is in cavity brick with replacement uPVC glazed display windows and personnel door under flat felt roof.

Property Highlights / Amenities

- Shop Frontage (ft): 50
- Shop Internal Depth (m): 13
- Shop Internal Width (m): 15

Location

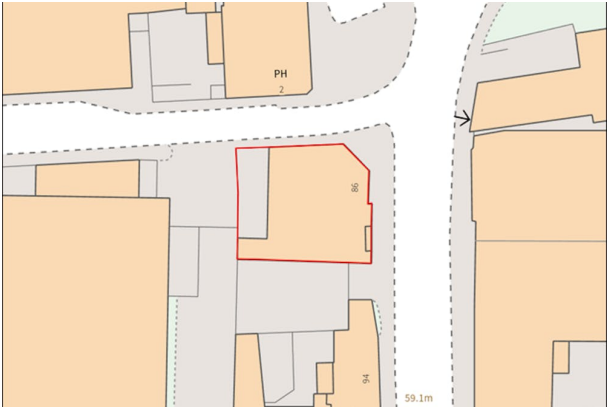
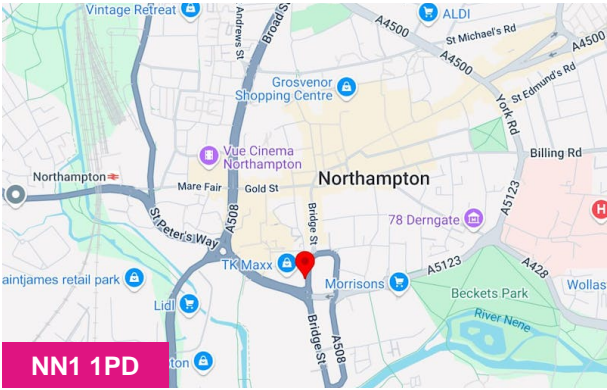
Northampton is a major commercial centre in the East Midlands, with a population of over 240,000 and excellent transport links via the M1 (J15), A45, and direct rail services to London. The town benefits from a diverse economy, ongoing investment in infrastructure, and a strong regional catchment. Recent town centre improvements and active BID support continue to enhance its appeal for both occupiers and investors.

Located close to Northampton town centre on the A508 inner ring-road with 50ft frontage to Bridge Street and 30 ft return frontage to Commercial Street the property occupies a landmark corner plot. Bridge Street itself carries over 11,500 vehicles daily, with traffic volumes rising to over 20,000 vehicles per day at the nearby A508/St Peter's Way junction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom & ancillary	3,526	327.58	Available
1st - Showroom & ancillary	843	78.32	Available
Total	4,369	405.90	



Viewing & Further Information

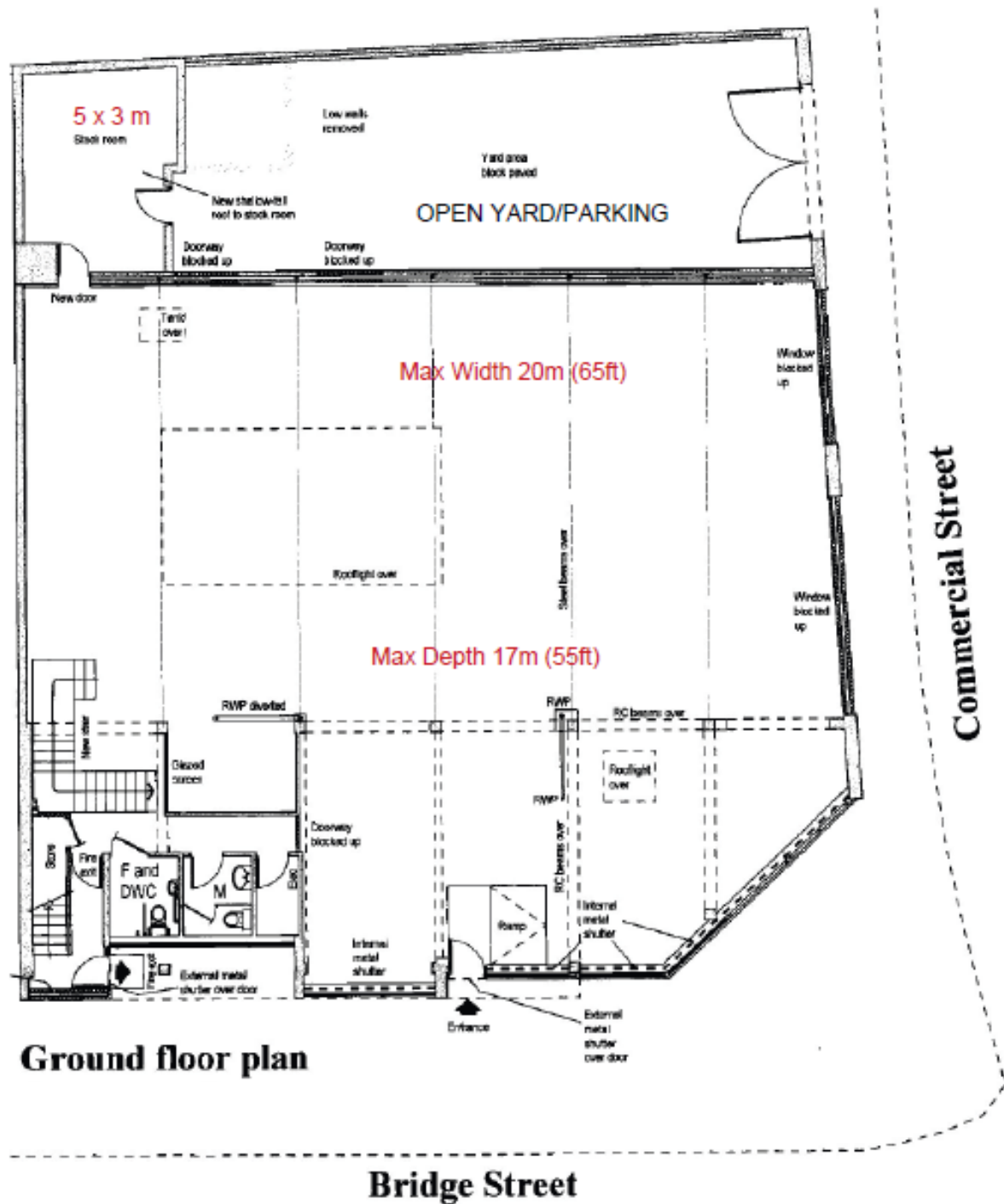


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(Do Not Scale)



First floor plan

