

TO LET

A1 RETAIL UNIT WITH FLAT ABOVE

12 Limehurst Square
Northampton
NN5 6LP



LOCATION

The premises are located in a popular neighbourhood parade, 3 miles from Northampton town centre, in a busy pedestrianised shopping area. The premises are opposite the Tesco Express. There is a car park for shoppers adjacent.

DESCRIPTION

The premises benefit from recessed lighting within a suspended ceiling grid and supplemental feature spotlighting. There is parking and loading to the rear and a separately accessed 2 bed flat above.

ACCOMMODATION

Gross Frontage	16 ft	5 m
Ground Floor Area GIA	611 sq. ft.	56.8 m ²

TERMS

The property is available on a new, effectively full repairing and insuring lease. Term to be agreed.

Rent: £13,500 per annum

RATES

VOA Assessment - Rateable Value: £6,000

EPC RATING

A copy of the EPC is available upon request.

SERVICES

Gas, Electricity, Water and Drainage

VAT

VAT will be charged upon the price.

LEGAL COSTS

Each party to bear their own costs in the transaction.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the sole agent:

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