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**YOUR COMMERCIAL PROPERTY SPECIALISTS**

**COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT**

**TO LET**

**HIGH STREET CAFÉ/RESTAURANT PREMISES**

**42.1 SQ M (454 SQ FT) + 30.9 SQ M (332 SQ FT) BASEMENT**



**58 ST. GILES STREET  
NORTHAMPTON  
NN1 1JW**

- FULLY FITTED KITCHEN FACILITIES
- DRAFT BEER FACILITIES
- LOCATED ON HIGH STREET OF THE YEAR 2015
- ESTABLISHED FOOD AND BEVERAGE LOCATION
- SHORT WALK TO THE NEW UNIVERSITY OF NORTHAMPTON WATERSIDE CAMPUS
- LARGE COMMERCIAL AND RESIDENTIAL CATCHMENT

**AVAILABLE TO LET ON A NEW LEASE FOR A TERM OF YEARS TO BE AGREED AT AN INITIAL ASKING RENT OF £15,500 PER ANNUM EXCLUSIVE**



**RICS**

TEL: 01604 639657

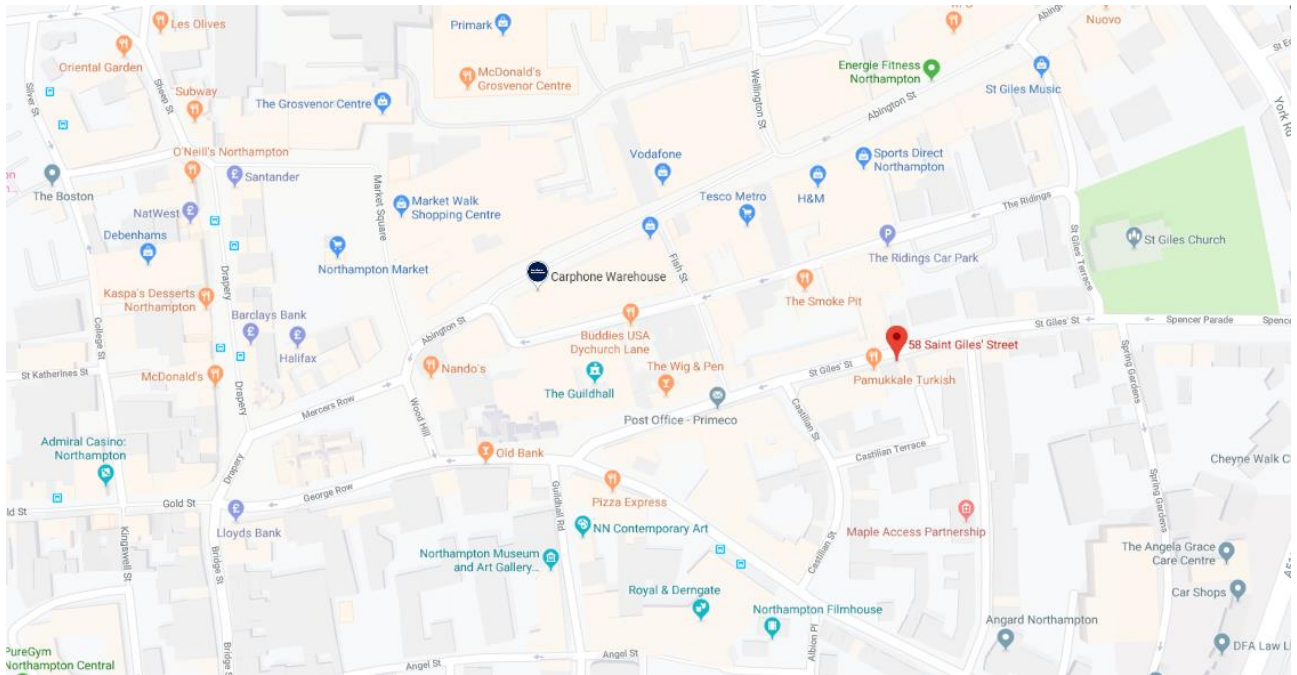
[www.hadlands.co.uk](http://www.hadlands.co.uk)

## 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.

## MAP



## DESCRIPTION

The property comprises of a mid-terraced café/restaurant premises with accommodation over ground floor and basement. The ground floor comprises of a kitchen and seating area. The basement comprises of further seating area, W. C's and provides access to the service road at the rear of the property.

Full kitchen facilities can be provided (further details upon request)

## ACCOMODATION

Ground floor	42.1 sq m	454 sq ft
Basement	30.9 sq m	332 sq ft

## RATES

Rateable Value:	£ 10,250
Rates Payable 2019/2020:	£ 5,032.75

**Estimated rates payable for business eligible for 100% small business rates relief: £0**

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department on (0300 330 7000).

## TERMS

The property is available to let on a new lease for a term of years to be agreed at £15,500 per annum exclusive.

## VAT

The quoting rent may be subject to VAT.

## EPC

Awaiting

## VIEWING

Strictly by appointment through the sole Agents:



Elliott Halliwell

Email: [eh@hadlands.co.uk](mailto:eh@hadlands.co.uk)

Tel: 01604 639657

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