

Café / restaurant To Let

Workbridge Estate | Bedford Road | Northampton | NN4 7AD



- Established café / restaurant use
- 2,017 sq. ft. (187.44sqm.)
- £26,500 per annum exclusive
- Ample on site car parking
- Available to lease immediately on flexible terms

BERRYS

Location

Workbridge is located in a highly visible location set back slightly from the busy Bedford Road which leads into Northampton town centre approximately 0.8 miles to the west. There is immediate access to the Junction of the A428 and A45 with the latter providing access to Junction 15 of the M1 approximately 3.5 miles south.

Nearby is Northampton University campus, St Andrews Healthcare, Northampton General Hospital, car dealerships and offices and healthcare related occupiers on Billing Road and Cliftonville Road.

The café forms a central part of the site adjacent to the car park and overlooking a pleasant courtyard.

Description

Workbridge has for many years provided a vibrant community space in Northampton and vocational opportunities and training for people with mental health needs as part of the wider St Andrews Healthcare Campus.

The property is a single storey, semi-detached building with brick walls underneath a dual pitched, slate tile covered roof.

The unit provides a café / restaurant with a rear kitchen and storerooms. Externally there is an area of covered seating on an attractive patio area which overlooks the courtyard.

The café has a good fit out including double glazed windows overlooking the patio, plastered ceiling with Velux windows, suspended strip lighting and three entrances. There is a fully fitted industrial kitchen and a further entrance at the rear of the building for loading.

Accommodation

The property provides a net internal area of approximately 187.44 sq. m. (2,017 sq. ft.).

Terms

The property is available on a new FRI lease with terms to be agreed.

Rent

The asking rent is £26,500 per annum exclusive.

Business Rates

The property is to be reassessed by the Local Authority.

Services

We understand that the property is connected to all mains services however these have not been tested by the Agent.

Legal Costs

Each party to bear their own legal and professional costs incurred in the transaction.

VAT

All figures are quoted exclusive of VAT at the prevailing rate which our clients may have a duty to impose.

Local Authority

West Northampton Council, One Angel Square, Angel Street, Northampton, NN1 1ED. Tel: 0300 126 7000.

Energy Performance Certificate (EPC)

An EPC is being completed. Please contact the agent for further information.

To book a viewing, please contact:

Duncan Batty MRICS

T: 01327 356140 | E: duncan.batty@berrys.uk.com

Oak House, 32 Ashby Road, Towcester, NN12 6PG

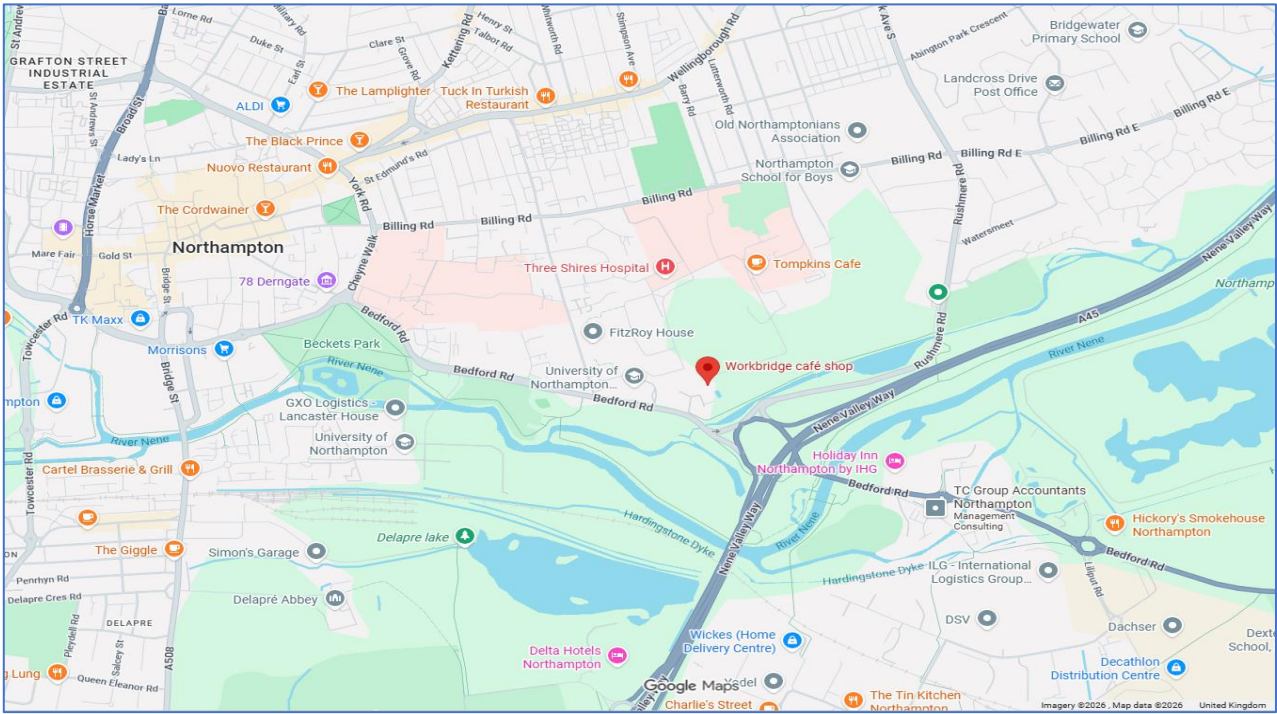
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6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.



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