



2 The Parade

2 The Parade, Northampton, NN1 2EA

Town Centre retail unit with large basement

1,318 sq ft
(122.45 sq m)

- Prominently position opposite Northampton bus station and the recently upgraded market square
- Large commercial and residential catchment
- May be suitable for a variety of uses (subject to planning)
- Electric security shutters

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Summary

Available Size	1,318 sq ft
Rent	£26,000 per annum
Rates Payable	£4.92 per sq ft Qualifying small businesses may be eligible for small business rates relief
Rateable Value	£13,000
Service Charge	Further details available upon request
VAT	Applicable
EPC Rating	D (93)

Description

The property comprises ground-floor retail accommodation with a substantial basement, fully glazed frontage, and electric security shutters.

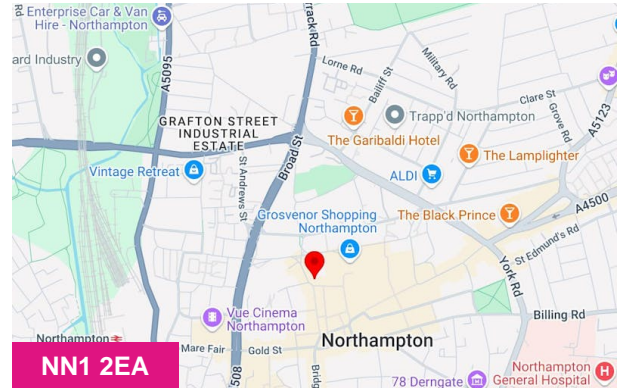
The property may be suitable for various uses (subject to planning).

Location

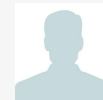
Northampton is England's second largest town with a population of 222,500 and is the strategic location for many national organisations as their central hub for business.

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.

The new £330 million University of Northampton Waterside Campus has opened 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. Northamptonshire County Council have also built their new Public Sector headquarters in the heart of Northampton Town Centre, which is home to 2000 professional workers and will bring an estimated additional £12 million spend into the Northampton Town Centre Economy



Viewing & Further Information



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