

Prime retail unit To Let

187 Watling Street | Towcester | Northampton | NN12 6BX



- Located in a prime position in Towcester town centre
- Flexible 'E' Use Class
- Ground floor retail with first and second floor ancillary space
- Return frontage and access from Watling Street and the Sponne Shopping centre
- 1,447 sq. ft. (134.45 sqm.)
- Available on a new FRI lease from November 2026
- £19,000 per annum exclusive

BERRYS

Location

The property is situated in a prime position in Towcester town centre opposite the Market Square and at the entrance to the Sponne Shopping Centre. Nearby occupiers include Costa Coffee, Saracens Head public house, Jardines Pharmacy, Specsavers, Co-operative food and a range of independent retailers. The Sponne Car Park has recently opened providing 150 spaces which is located to the rear of the building.

The town is undergoing significant expansion with commercial and residential developments on the north, west and south of the centre.

The location offers excellent access to Junction 15 of the M1 Motorway (approx. 3 miles), and Northampton town centre approximately 5 miles northwest. Milton Keynes is also easily accessible via the A508.

Description

The property comprises a three storey Grade II listed building with ground floor retail space and ancillary first and second floor accommodation. The ground floor retail unit provides an open plan space with a front entrance from Watling Street and secondary access from The Sponne Shopping Centre. To the rear are WC's. The shop has air conditioning, carpeted floors and recessed lighting.

To the first floor are staff WC's and several store rooms one of which is large enough for a function room. The second floor comprises a single room for storage.

Accommodation

The property provides the following net internal areas:

	Ft ²	M ²
Ground Floor	655	60.88
First Floor	537	49.92
Second Floor	255	23.65
Total	1,447	134.45

Terms

The property is available on a new FRI lease from November 2026 with terms to be agreed.

Rent

The asking rent is £19,000 per annum exclusive.

Business Rates

The property has a Rateable Value of £13,250. Any rates payable should be confirmed with the Local Authority.

Planning

The property has consent under Use Class 'E'.

Services

We understand that the property is connected to mains water, drainage, gas and electricity however these have not been tested by the Agent.

Service Charges

There is an estate service charge payable. Please contact the agent for further information.

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 which Berrys client may have a duty to impose.

Local Authority

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

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

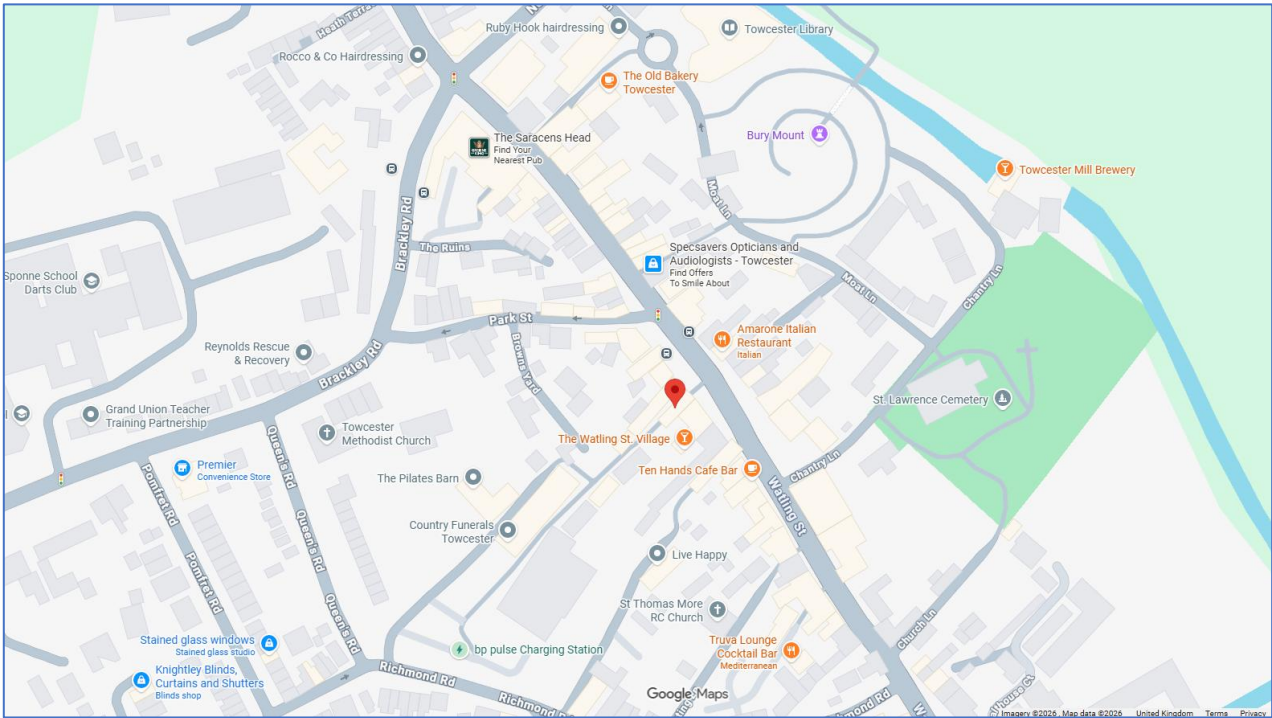
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Important Notice

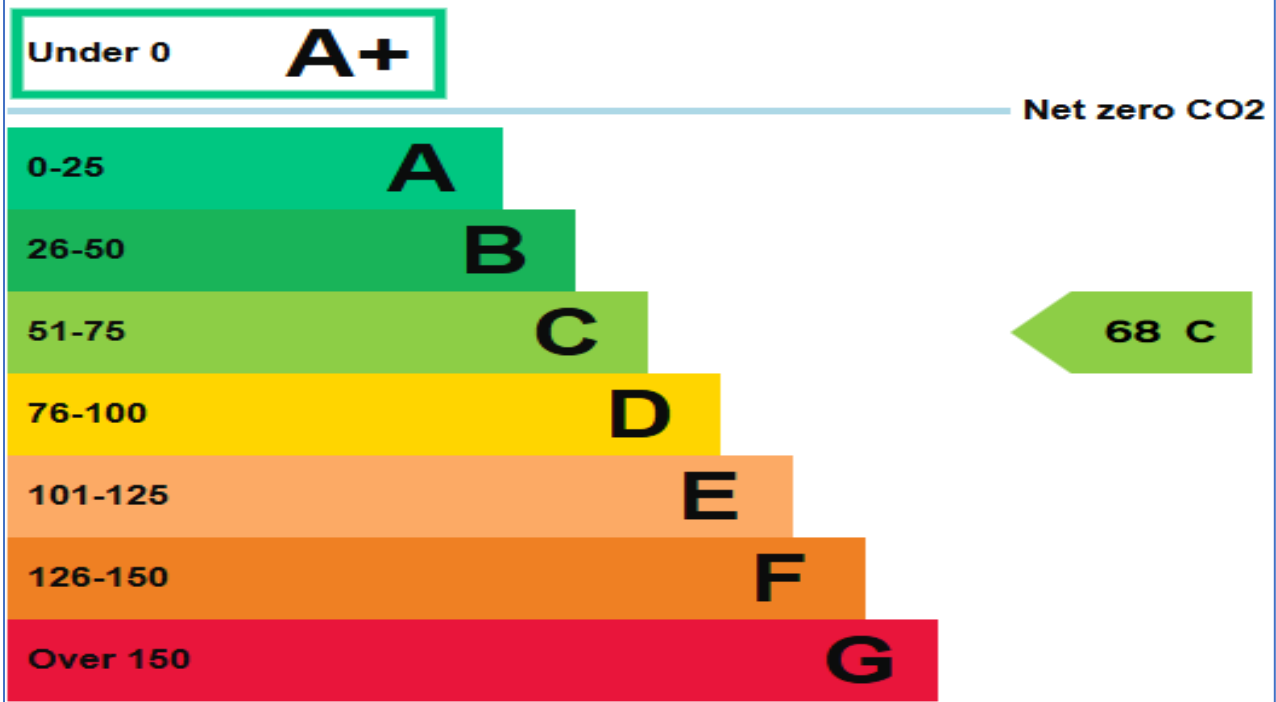
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5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.



This property's energy rating is C.



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