

To Let

Town Centre Commercial Premises

17 Bridge Street
Northampton NN1 1NH



- Prominent frontage
- Town centre location
- Suitable for a range of uses

To Let £12,000 per annum exclusive

Location

The property is situated on Bridge Street, within Northampton town centre, in an established and popular retail and commercial location close to the town's primary amenities. The premises occupy a prominent position on Bridge Street and are surrounded by a wide range of commercial uses including retailers, banks, estate agents, bars and restaurants.

The University of Northampton's Waterside Campus is located approximately 1 mile to the south-east, and Northampton railway station is within an approximate 10-minute walk, providing convenient connectivity for occupiers and visitors alike.

Accommodation

The property provides predominantly open-plan accommodation, offered to a shell specification, with WC facilities and ancillary storage to the rear. The premises benefit from a prominent glazed frontage.

The property also includes a basement, providing additional ancillary storage accommodation.

Areas

	Sq Ft	Sq M
Ground Floor	487	45.24
TOTAL	487	45.24

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a sale is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £12,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms drafted on Internal Repairing and Insuring (IRI) terms.

Business Rates

To be assessed.

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

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Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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Telephone: 01604 404060
Direct Line: 01604783001

Ravi Varambhia - Underwoods
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[View Location](#)



RICS



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These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.