

To Let

Town Centre Opportunity

32 Guildhall Road
NORTHAMPTON NN1 1EW



- Character property
- Suitable for a range of uses (STP)
- Prominent street frontage

To Let £20,000 per annum exclusive

Location

Guildhall Road, located within Northampton's Cultural Quarter, connects Derngate in the north to St John's Street in the south. The property enjoys a prominent position at the junction with Angel Street. The recent redevelopment of Vulcan Works into a dynamic co-working space for creative industries has enhanced the area's appeal, increasing foot traffic and improving the commercial landscape. Adjacent to Vulcan Works is One Angel Square, a modern office complex occupied by West Northamptonshire Council.

Accommodation

The property comprises a self-contained retail unit arranged over two storeys, with a substantial basement providing storage accommodation, together with a small rear yard.

The shopfront is of single-glazed timber construction and incorporates an internal roller security shutter. Windows are predominantly single-glazed timber sash units, with security bars fitted to the rear elevation.

The ground floor provides the principal sales area and is finished to a high standard, including plastered walls, exposed brickwork and timber flooring, with the retail accommodation extending to the rear. The first floor offers open-plan accommodation suitable for a range of uses and is finished to a similar specification, with welfare facilities located at this level. The basement is finished to a high standard and provides dry storage and benefits from separate access to the rear yard.

Areas

	Sq Ft	Sq M
Ground	393	36.51
First	350	32.52
Basement	253	23.5
TOTAL	996	92.53

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 letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £20,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rating assessment has been split between the ground floor (£8,000) and first floor (£2,900). The Rateable Values quoted are effective from 1 April 2026. Prospective tenants are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

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.

EPC

E - 117

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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