

NORTHAMPTON - MORRISONS SUPERMARKET - NN3 6AA



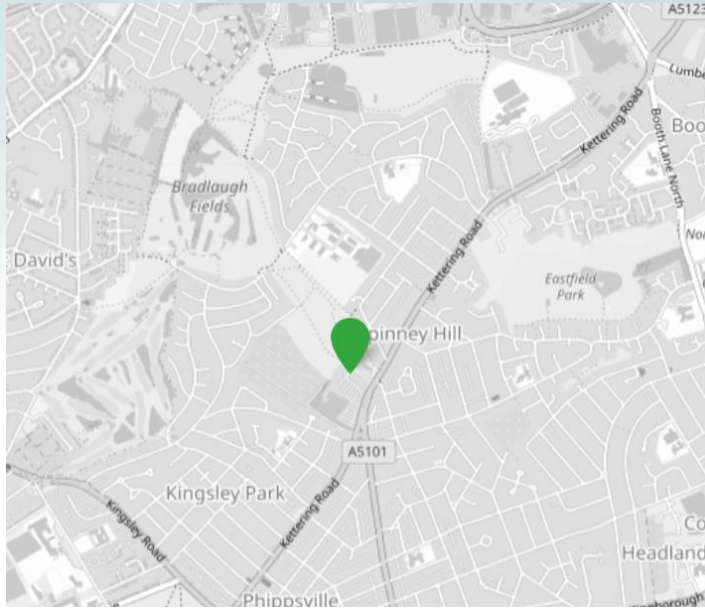
RETAIL UNIT TO LET

LOCATION

Northampton is 20 miles north of Milton Keynes and 16 miles south west of Kettering. The city has a population of approximately 243,511 (Census, 2021).

Morrisons is one of the main supermarkets in Northampton and provides a range of in-store services for the surrounding suburbs.

The supermarket is also situated adjacent to national multiples including **McDonald's**, **Starbucks**, and **Busy Bee's Day Nursery**.



TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £21,000 per annum exclusive.

The above rent is inclusive of service charge and building insurance costs, but exclusive of VAT and any other outgoings.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 730 sq ft (68 sq m)

*Subject to onsite verification.

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £15,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – **0113 450 7000**

Email: adrian@rj-ltd.co.uk or liam@rj-ltd.co.uk

SUBJECT TO CONTRACT

