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Hadland
CHARTERED SURVEYORS

YOUR COMMERCIAL PROPERTY SPECIALISTS

CONFIDENTIALLY AVAILABLE

TO LET - TOWN CENTRE A1 RETAIL UNIT



**22 GOLD STREET
NORTHAMPTON
NN1 1RA**

- **PROMINENT TOWN CENTRE POSITION WITH HIGH FOOTFALL**
- **ADJACENT TO WILKINSON'S AND OPPOSITE TRAVELODGE**
- **SUITABLE FOR A VARIETY OF USES**
- **GROUND FLOOR RETAIL UNIT IS AVAILABLE SEPARATELY OR ALTERNATIVELY THE PROPERTY IS AVAILABLE AS A WHOLE**

AVAILABLE TO LET ON A NEW LEASE OF NEGOTIABLE LENGTH AT AN ASKING RENTAL OF £17,000 PER ANNUM, EXCLUSIVE. OR AVAILABLE WITH THE UPPER FLOORS INCLUDED FOR £23,000 PER ANNUM, EXCLUSIVE.

COMMERCIAL • INDUSTRIAL • RETAIL • DEVELOPMENT • INVESTMENT



RICS

TEL: 01604 639657

www.hadlands.co.uk

LOCATION

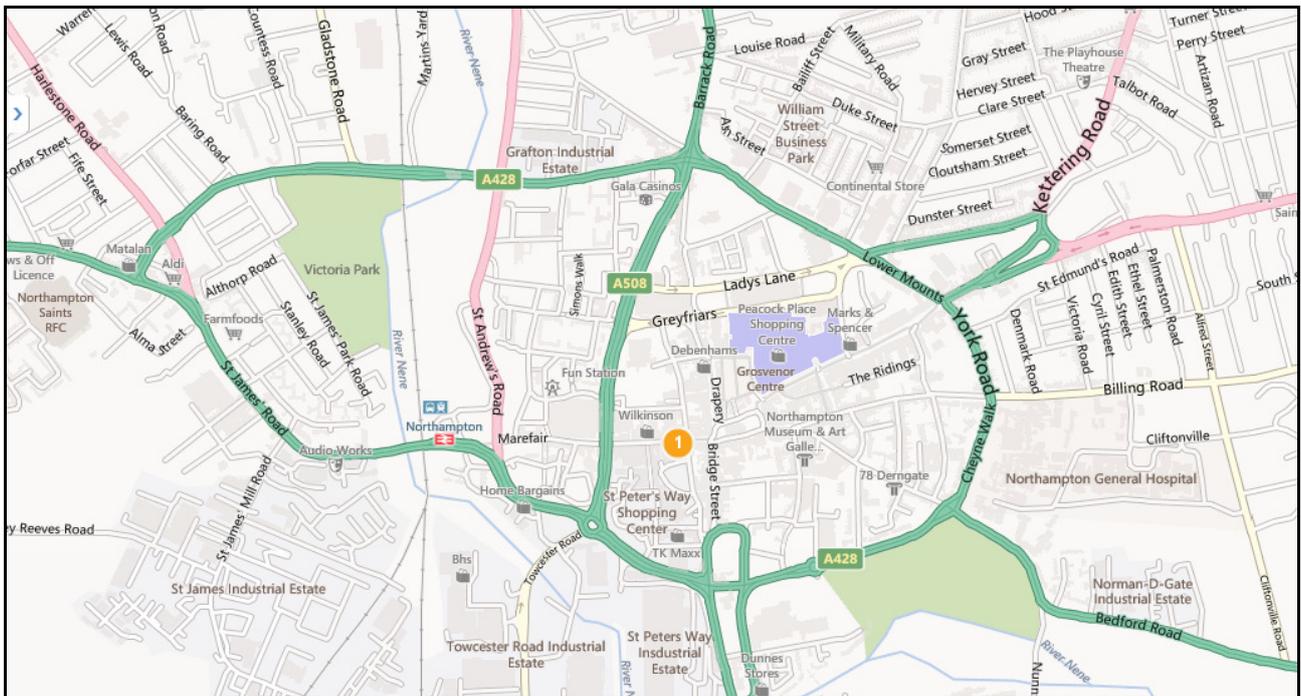
Northampton is one of England's fastest growing towns and is the strategic location for many national organisations as their central hub for business. Northampton has excellent rail and road communications, with hourly train services to London and road links to the M1 at Junctions 15, 15a & 16 and additionally to the A14 in the North. Northampton currently has an Enterprise Zone status which aims to support both new and expanding businesses by offering incentives.

There is a range of redevelopment activity within Northampton including the following:

- Multi-million pound re-development of the existing Railway Station
- New £25m development of student accommodation for the university in the main town centre
- New £7m bus station development on Northampton's former Fishmarket
- Proposals for the expansion of the Grovesenor Centre onto the current bus station site (Greyfriars)
- New Cinema adjoining the Royal & Dergate Theatre
- Advanced proposals for the relocation of the University of Northampton to a centrally accessible site

National retailers and operators located on Gold Street include Wilkinson, Poundstretcher, 99p Stores, and Travelodge with Argos, Peacocks, Iceland, Home Bargains and many others located nearby in the St Peters Way Car Park. The car park provides 531 spaces and a strong pedestrian flow on to Gold Street through St Peters Walk. The nearby leisure complex - Sol Central is a popular visitor attraction with a cinema, hotel and casino located within.

MAP



DESCRIPTION

The property comprises an A1 retail unit with accommodation at the ground, first floor, second and third floor levels. There is separate access to the upper floors internally from the rear of the property and also via the side entrance to the front of the property off Gold Street.

The ground floor retail unit is currently operated as a salon and is fitted out to a high standard, with kitchen and W.C facilities to the rear of the premises.

The upper floors provide assorted accommodation with both large open plan accommodation and smaller rooms suitable for separate office or storage use. Kitchen and W.C facilities are also located on the first floor level.

ACCOMMODATION

Ground Floor Sales Area:	59.44 sq m	640 sq ft
Office/Storage Room:	9.22 sq m	99 sq ft
Kitchen:	13.05 sq m	140 sq ft
W.C		
(Total Ground Floor:	81.71 sq m	879 sq ft)
First Floor:	66.09 sq m	711 sq ft
Kitchen:	4.83 sq m	52 sq ft
Second Floor:	87 sq m	936 sq ft
Third Floor:	27.23 sq m	293 sq ft
Net Internal Area:	266.86 sq m	2,871 sq ft

RATES

Ground Floor:		Upper Floors:	
Rateable Value:	£14,000	Rateable Value:	£8,800
Rates Payable (2013-14):	£6,594	Rates Payable (2013-14):	£4,145

(Excludes Small Business Rates Relief which may apply)

The Rates Payable figure is an estimate. It does not take into account any Transitional Arrangements. It is important that interested parties verify this information with Northampton Borough Council Rating Department on (01933 231691).

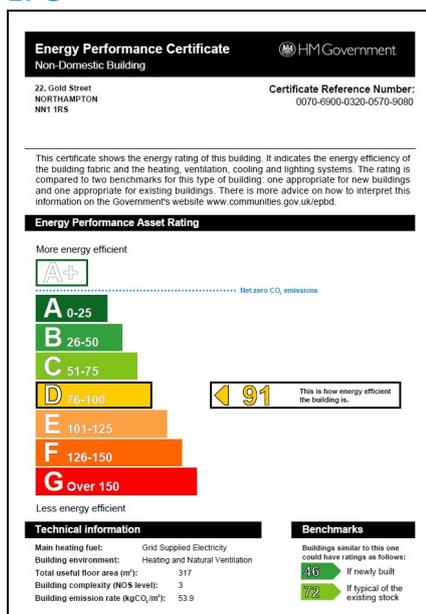
TERMS

The property is available to let on a new lease of negotiable length at an asking rental of £17,000 per annum, exclusive for the ground floor only, or at £23,000 per annum exclusive to include all floors.

VAT

The rental price quoted excludes any VAT which the landlord may have a duty or choose to impose.

EPC



A full copy of the EPC report is available upon request.

VIEWING

Strictly by appointment through the Sole Agents:



Tel: 01604 639657

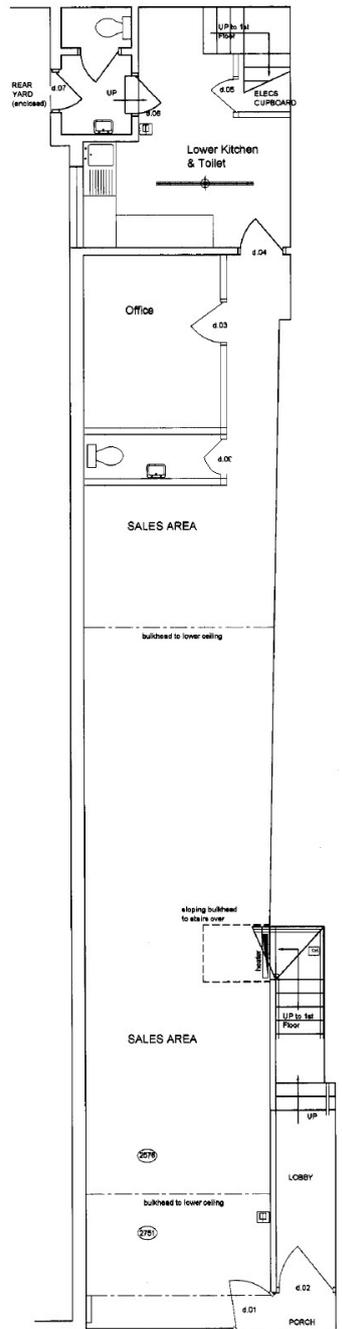
Director: Peter Castle B.Sc. M.R.I.C.S



Consultant: Tim Hadland B.Sc (Est. Man), F.R.I.C.S.

Misrepresentation Act: Hadland for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Hadland has any authority to make or give any representation or warranty whatsoever in relation to this property.

Value added tax: Value added tax may be payable on the purchase price and/or on the rent and/or on the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice.



Existing Ground Floor Plan