

## TO LET

**34 & 36 ST GILES STREET  
NORTHAMPTON  
NN1 1JA**

1008 Sq.Ft. Retail plus 368 Sq.Ft. Ancillary

### LOCATION

Northampton is a well-established commercial centre in the heart of Central England. The Town is approximately 68 miles north of Central London, 55 miles to the South East of Birmingham and 14 miles to the North of Milton Keynes

Hight Street of the year in 2015, St Giles Street is home to many of Northampton's Independent retailers, the Post Office and the Guildhall. The historic Market Square is close by. Leading from St Giles Street and Market Square is Northampton's prime shopping area, Abington Street.

### ACCOMMODATION

No 34: Ground Floor Retail	544 Sq. Ft.	(50.5m <sup>2</sup> )
No 34: Store/office:	64 Sq Ft.	(5.9m <sup>2</sup> )
No 36: Ground Floor Retail	464 Sq. Ft.	(43.1m <sup>2</sup> )
No 36: B'ment Kitchen and store:	304 Sq Ft.	(28.3m <sup>2</sup> )

TOTAL: 1008 SQ.FT. Retail plus 368 SQ FT Ancillary

### TERMS

The property is available on a new internal repairing and insuring lease for a term to be agreed.

Rent: £30,000pa

### EPC

Available upon request



### PLANNING

The unit has established Class E retail consent for shop, Estate Agent, etc but, in addition, received planning consent for change of use to take-away in 2023.

### BUSINESS RATES

VOA Website 2017 Assessment for 34/36 St Giles St is:  
Rateable Value: £24,250

### VAT

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

### VIEWING

Strictly by prior appointment with the sole agent

**Chown Commercial**

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