



# HARWOODS

Chartered Surveyors & Estate Agents

## 2 STOREY DOUBLE FRONTED RETAIL PREMISES

NIA 155.04 sq m (1669 sq ft) approx



**121 & 123 ST JAMES ROAD  
NORTHAMPTON  
NN5 5LD**

**TO LET – NEW LEASE - £13,500 per annum exclusive**

This double fronted 2 storey property is located in a prominent position in the area of St James which is to the west of Northampton town centre. The premises benefit from a good sized modern aluminium framed frontage with large retail sales area. First floor additional storage and office accommodation as well as rear access and car parking. The property is carpeted throughout with suspended ceilings to ground floor incorporating fluorescent lighting.

Nearby retailers include Bathstore.com, Newlec Cycles, Oh My Cod Fish & Chip Shop & Robinsons Tattoos.

Northampton has a population of approximately 215,000 people.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**

**Tel: (01933) 441464**

email: [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREAS:**

Ground Floor:	91.33 sq m	(983 sq ft)
First Floor:	63.71 sq m	(686 sq ft)
<b>TOTAL:</b>	<b>155.04SQ M</b>	<b>(1669 SQ FT)</b>

**THE PROPERTY:**Ground Floor:

2 Retail Sales Area, Office, 2 Rear Storage Areas, Kitchen, Cloakroom/wc, Rear Storage, access to Rear.

First Floor:

4 Offices, Storage Area, Cloakroom/wc, access to rear.

Outside:

Rear private car park with parking for at least 3 vehicles.

**LEASE:**

New Lease on full repairing and insuring basis

**TERM:**

Negotiable terms available with a minimum of 3 years.

**RENT:**

£13,500 per annum exclusive paid quarterly in advance by standing order.

**RENT REVIEWS:**

At the end of each third year upwards only to open market value.

**RENT DEPOSIT DEED:**

Equivalent to 3 months rent to be lodged by the Tenant.

**PREMIUM:**

None.

**SERVICES:**

We understand that mains water, gas, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

From information supplied from the Local Authority and the VOA web site the rateable value of the premises is £11,000. You will have to make your own enquiries with regard to rates payable.

**LEGAL FEES:**

Ingoing Tenants to make a contribution of £500 towards Landlords reasonable legal costs in respect of this new Lease.

**ENERGY PERFORMANCE ASSET RATING:**

G - 199

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Duncan Woods AssocRICS – Tel: 01933-441464**  
**or e-mail [com@harwoodsproperty.co.uk](mailto:com@harwoodsproperty.co.uk)**

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**WARNING** Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.