

RETAIL / ROADSIDE

67/83 Bridge Street

Northampton NN1 1PD

- Prominent retail / roadside
- Dual frontage to the Inner Ring Road
- 949sqm (10,221sqft)
- 45 car parking spaces
- Close to Morrisons, B&M and St Peters Retail Park,
- To let/ freehold for sale



**RETAIL WAREHOUSE/ ROADSIDE UNIT — LOCATED
ON BUSY INNER RING ROAD, EDGE OF TOWN
CENTRE**

SPACE

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Further Information and Viewings;

Ben Taylor

SPACE-Retail Property Consultants

0345 900 3903

07870 682050

ben.taylor@space-rpc.com

Susan Harrison

SPACE-Retail Property Consultants

0345 900 3909

07850 586909

Susan.harrison@space-rpc.com

Tim Frost

ERIC Surveyors

tim@ericsurveyors.com

Location and Description

The property is located on Bridge Street (A5123), the main inner ring road immediately to the south of the town centre. The property is adjacent to the newly opened County Council HQ and within walking distance of the town centre. Nearby occupiers include the British Heart Foundation (adjoining), Morrisons and the St Peters Way retail park.

Modern retail warehousing originally used by Porcelanosa as their Northampton showroom, the property is partly fitted out and in good condition. The premises were most recently used as a gym.

The premises are situated on a self-contained site with dual frontage to the main inner ring road and with upto 45 shared parking spaces.

Accommodation

949.15sqm (10,221sqft)

Areas are quoted on a gross internal area basis. Note there is a single change in level

Tenure

A new full repairing and insuring lease is available for a term of years to be agreed. Alternatively the owners will consider a sale of the freehold and the overall site, also has longer terms redevelopment potential.

Planning

Planning permission was granted under ref; N/2019/0492 for a change of use from Use Class A1 to Use Class D2 Leisure. Under the changes to the use class order September 2020, Various uses including A1 retail and D2 leisure are now incorporated under Use Class E. Interested parties are to seek advice regarding their proposed use and planning.

Business Rates

The Rateable Value in the current listing is £115,000.

Rent / Price

Upon application

EPC

C-63.

Anti-Money Laundering

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