

TO LET

RETAIL UNIT



5 Alexandra Terrace, Kingsthorpe NN2 7SJ

- **Retail Accommodation**
- **1,668.41ft² / 155m² Approximately**
- **Flexible Terms / New Lease**

LOCATION:

Alexandra Terrace is an established retail parade about 3 miles north of the town centre, and close to Kingsthorpe shopping centre.

DESCRIPTION/ACCOMMODATION:

The 3-storey premises comprise a mixture of prime retail, office and storage areas complimented by a rear access and loading bay.

At high street level the unit offers a retail area with an auxiliary storage/office space to the rear with access to the basement and first floor. The basement area consists of two large storage rooms that lead to the garage and loading bay.

The first floor comprises a large bay window office overlooking the frontage of the property, with a further two smaller offices overlooking the rear. A toilet with washing facilities is also located on the first floor.

FLOOR AREAS:

Shop Frontage:	4.7m / 15.42ft.
Shop Depth:	7.44m /24.41ft
Shop Retail Area:	32.57sq.m/350.58sq.ft.
Rear Store Room:	19.98sq.m./215.06sq.ft.
Total Ground Floor:	52.55sq.m./565.64sq.ft.
Basement:	71.3sq.m./ 767.47sq.ft.
First Floor:	31.4sq.m./337.99sq.ft.
Total:	155sq.m./1,668.41sq.ft.

RATING ASSESSMENT:

The Valuation Office Website indicates the following assessment.

Rateable Value: £13,000

Rates Payable 2010/2011: £5,382 (From 1st April 2010)

SERVICES:

We are advised that all mains services are connected to the premises.

LEASE TERMS:

New lease available on full repairing and insuring terms, for a term to be agreed.

VAT:

All figures quoted are exclusive of any VAT which the Landlord may choose or have a duty to impose.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:

Anthony Matcham BSc (Hons)
Blacklee Smith LLP
8 Spencer Parade
Northampton
NN1 5AA

Tel: 01604 635400
Fax: 01604 635404
Email: anthony@blackleesmith.co.uk

Partic.333



MISREPRESENTATION ACT



Blacklee Smith LLP for themselves and for the vendors or lessors of this 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 and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Blacklee Smith LLP has any authority to make or give any representation or warranty whatsoever in relation to this property;

Value Added Tax: VAT 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 taking professional advice.