

## NORTHAMPTON - 6/7 THE DRAPERY - TO LET or FOR SALE

- **Busy retail and leisure location**
- **Number of bars and restaurants nearby. Adjacent to McDonalds**
- **Potential for A3/A4 Uses, STP**

### Location

The premises are situated in a busy location which serves as both a retail, and also a leisure location. **Debenhams** are located close by, as well as **McDonalds**, **Nando's** and **Turtle Bay** are all in the close vicinity.

### Size

The property is arranged over ground and basement floors with the following approximate floor areas:

Ground Floor Sales	6,367 sq ft	592 sq m
First Floor Sales	5,140 sq ft	478 sq m
First Floor Ancillary	1,184 sq ft	119 sq m
Second Floor Ancillary	1,185 sq ft	110 sq m
Third Floor Ancillary	466 sq ft	43 sq m

### Lease

The property is available on a new full repairing and insuring lease for a term to be agreed, and a rental of £65,000 per annum, exclusive of rates.

### Freehold Sale

Our clients may consider selling the freehold with full vacant possession, for £750,000. Further details available on request.



### Business Rates

Rateable Value	£78,500
Rates Payable (per annum)	£38,700

Interested parties should verify these figures with the Local Authority.

### EPC

An Energy Performance Certificate is available upon request. Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

### Viewing and Further Information

Strictly by prior arrangement only with

McKinnon Nelson Property Consultants  
Denman House, 20 Piccadilly  
London  
W1J 0DJ

### William Nelson

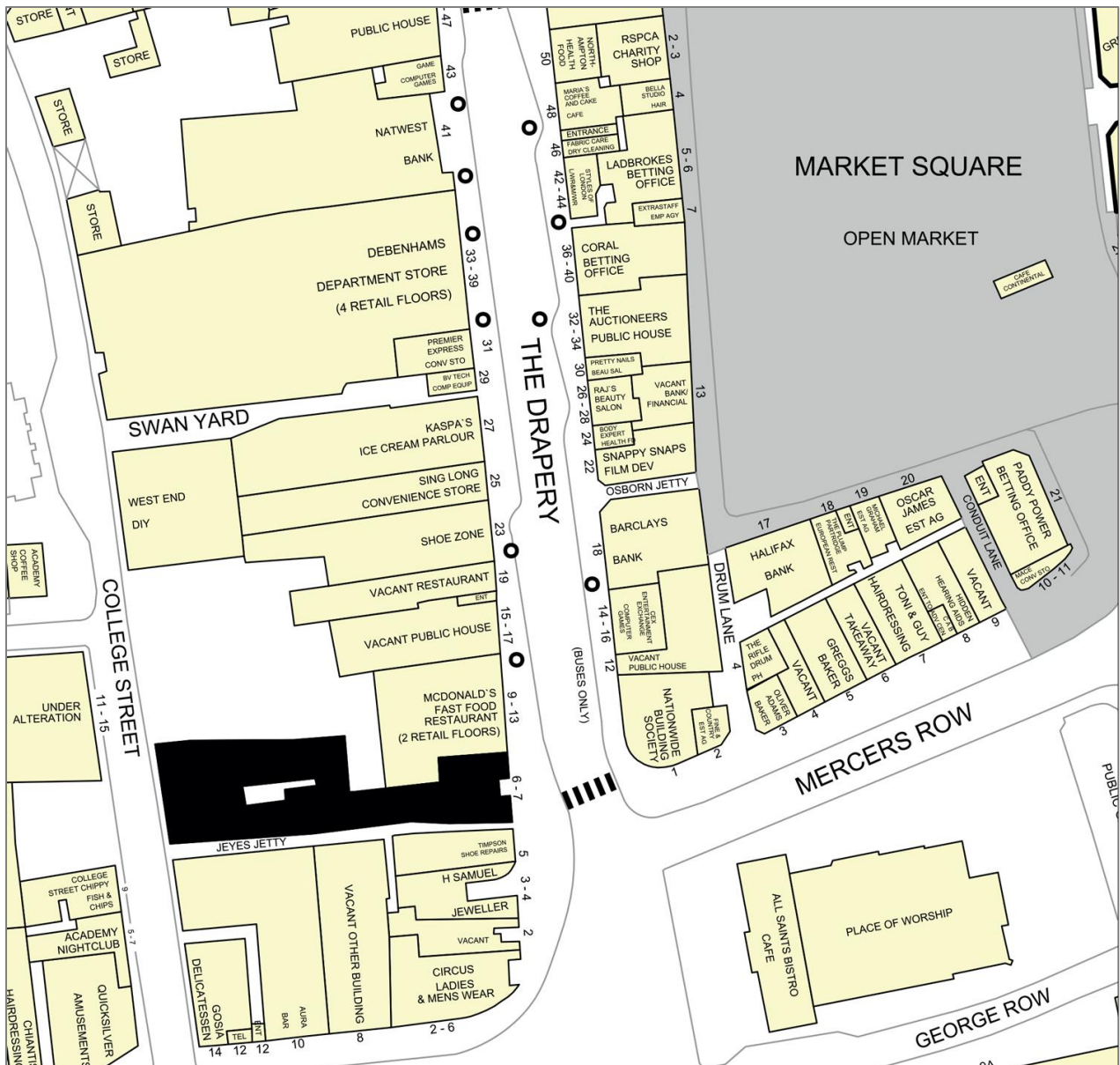
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Or via our joint agents Chown Commercial.



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