

Hand Car Wash Site

Upton Way, Northampton, NN5 4EG

Leasehold
Established hand car wash site
New lease available

7,458 Sq Ft (693 Sq M)



To Let | £25,500 pa



Amenities



3 Phase Power



Roadside Location



Transport Links

Hand Car Wash Site

7,468 Sq Ft (693 Sq M)

Description

This is an excellent opportunity to take a lease on this very prominent and established car wash site on the busy Northampton ring road (A5076).

The site is concreted and incorporates a vehicle wash station drainage pit with large sump and also has the benefit of purpose built under ground conduits for operational convenience and three phase electricity supply.

Location

The site is located on the southeast segment of the Sixfields/Upton Housing roundabout on the Northampton ring road (A5076).

Located in close proximity to the Sixfields stadium which is the 8,200 capacity home ground of Northampton Town Football Club.

The site is also adjacent to Sixfields Leisure Park that includes a multi screen cinema and with a range of national restaurant chains including McDonald's, Pizza Hut, Taco Bell, Wagamama, Nando's and Bella Italia etc.

Accommodation

Description	Sq Ft	Sq M
Area of Hardstanding	7,458	693

Locations

Football Stadium: 160m

Travelodge Hotel: 160m

TGI Friday's: 150m

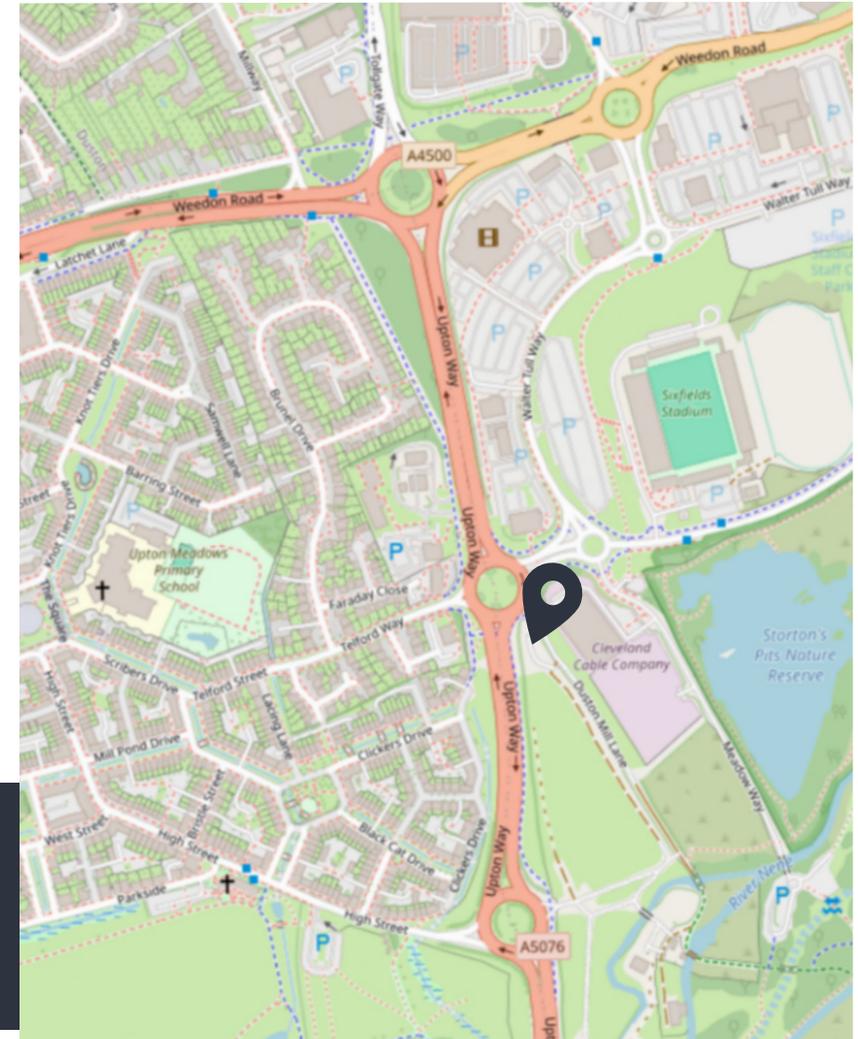
Upton Housing Estate - 300m

Nearest station

Northampton: 1.8 miles

Nearest airport

London Luton: 39.5 miles



Further information

Lease Terms

The site is available on a new lease at a rent of £25,500 per annum exclusive of VAT on terms to be agreed.

Services

It is understood that mains water is connected with drainage via a septic tank and three phase mains electricity.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Business Rates

Rateable Value: £12,500 (from 1st April 2026)

Rates Payable: £6,237

2026/2027 Rates Payable 0.499 in the £.

Small business rates relief may be available subject to the tenant making their own enquiries with the local authority to confirm if they qualify.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Planning

The sites planning permission permits the erection of canopy and welfare/storage unit.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

It is our understanding that VAT is payable on the rent.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Hand Car Wash site, Upton Way,
Northampton, NN5 4EG

What3words: [///vest.sage.leave](https://www.what3words.com/#!/en/@@@vest.sage.leave)



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated March 2026. Photographs dated February 2023.



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