

UNIT 3

THE BOULEVARD

Octagon Way, Weston Favell, Northampton, NN3 8JP

LAST REMAINING UNIT

- Located in a prominent position approximately 2 miles east of Northampton town.
- Lidl supermarket immediately adjacent.
- McDonald's drive thru and a large Tesco superstore to the south-east.
- Ample parking.
- On-site EV charging.



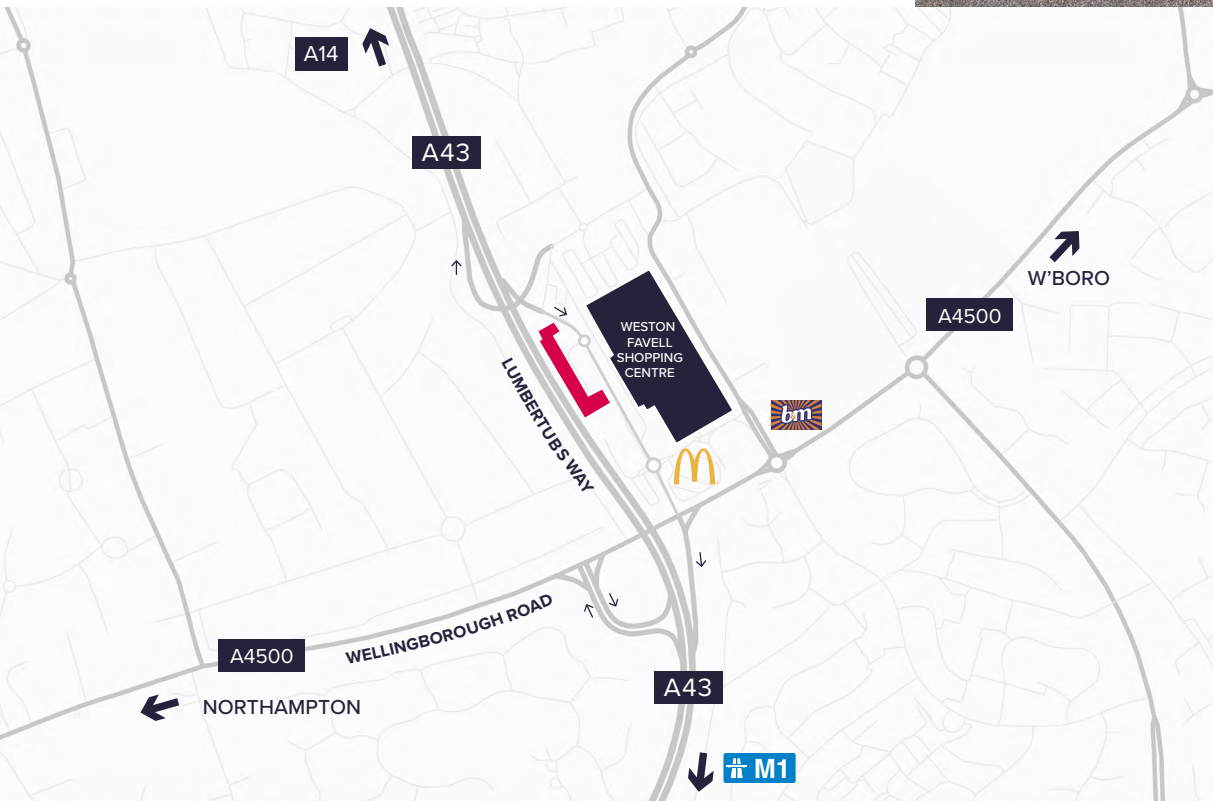
PRIME RETAIL UNIT TO LET

1,171 SQ FT (109 sq m)

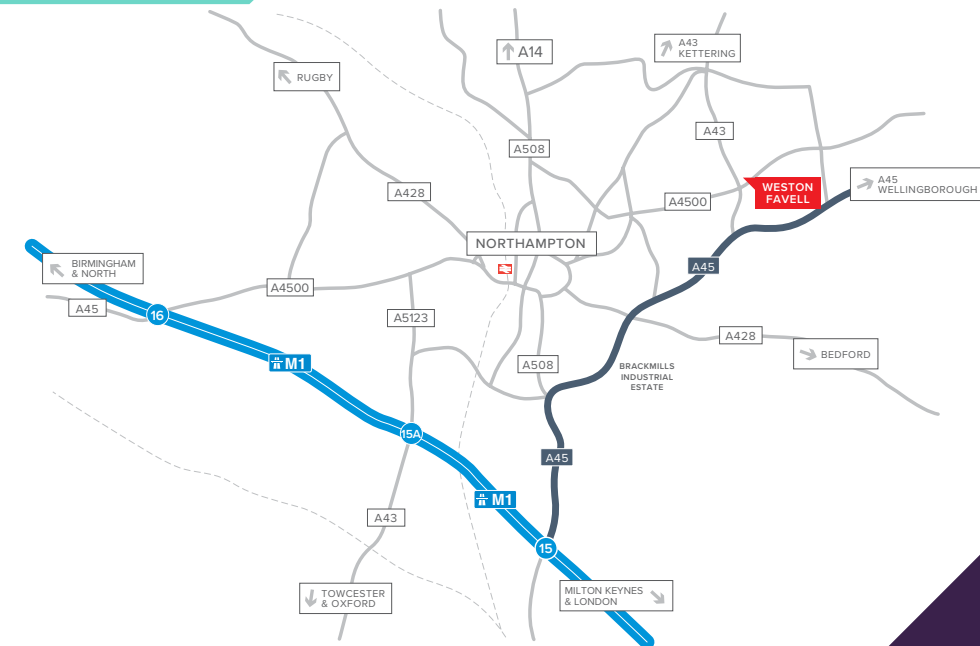
LOCATION

A modern out of town retail scheme of 11 units with shopper parking with a total scheme size of just under 30,000 sq. ft. Located in a prominent position on Octagon Way approximately 2 miles east of Northampton town centre and benefits from dual access immediately off the A43 and the A4500.

The property is in an established retail location next to Weston Favell Shopping Centre. In addition, there is a Lidl supermarket immediately adjacent, as well as a McDonald's Drive Thru and a large Tesco superstore to the south-east.



POSTCODE: NN3 8JP





DRIVE TIMES

A45	3 mins	0.8 miles
Northampton	12 mins	4 miles
M1 J15	9 mins	6 miles
Wellingborough	17 mins	10 miles



APPROX

40,000 vehicles
pass on A43 each day

Source: DfT 2022



UNIT 3



DESCRIPTION

Modern retail units suitable for a variety of uses (subject to planning i.e. food/leisure or trade counter). The units are typically of an open plan layout, making them easy for a tenant to configure to their own specific requirement.

There is ample on-site parking and also on-site electric vehicle charging stations.

TENANCY SCHEDULE

Unit	Tenant	Size (sq ft)
Units 1-2	Pet Superstore	4,086
Unit 3	Vacant	1,171
Unit 4	Fireaway Pizza	1,179
Units 5-6	White Cross Vets	2,468
Unit 7	Debra	1,166
Unit 8	Dominos Pizza	1,166
Unit 9	Barnardos	1,234
Unit 10	Indigo Sun	1,234
Unit 11	SENsational	1,166
Unit 12	Papa Johns	1,166
Units 13-15	Barnardos	3,704
Units 16-20	Mandarin Buffet	10,204
		29,944



RENT

£22,500 per annum exclusive.

SERVICE CHARGE

A service charge is payable for the maintenance and repair of common areas (further details upon request). The units benefit from electric and water connections.

RATES

Rateable value on application. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

SERVICES

The units benefit from electric and water connections.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VIEWING

Solely available through the joint agents.



Elliott Halliwell
01604 639657
eh@hadlands.co.uk



Emma Collins
01604 601800
info@punch.org.uk

Owned and managed by



Toby Sadders
07776 964071
tsadders@lcpproperties.co.uk