



LARGE CLASS E PREMISES TO LET

2-6 GOLD STREET
NORTHAMPTON NN1 1RS

bf
brasier freeth

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NN1 1RS

Retail Opportunity
TO LET

LOCATION

Northampton is one of the largest towns in the UK located approximately 67 miles north-west of London and 50 miles south-east of Birmingham.

The mainline station is easily accessible from the town centre which provides regular services to London Euston. Junction 15a of the M1 motorway is within a 15 minute drive of the town centre.

National multiple occupiers represented in the town include Primark, Next, Boots, McDonalds and Lloyds Bank amongst many others.

The subject property is located in a prominent position on Gold Street, adjacent to Wingstop and close by to the junction with Drapery. Other nearby occupiers include Virgin Money, Michael Jones Jeweller, Fresco Pizzeria, McDonalds as well as many other independent operators.

DESCRIPTION

The property is arranged over ground and basement levels, fully fitted to the current tenant's use as a restaurant and bar including WC's, kitchen area and customer seating.



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ACCOMMODATION

The premises comprise the following approximate floor areas:

Floor	Sq.m	Sq.ft
Ground floor	552	5,940
External Seating	38	410
Basement	372	4,000
TOTAL	962	10,350

The basement is available by way of separate negotiation.

TERMS

The premise is available on a new lease on terms to be agreed, subject to vacant possession.

RENT

£70,000 per annum exclusive

USE

The property is suitable for a wide variety of uses within Class E of the amended Town & Country Planning Use Class Order.

EPC

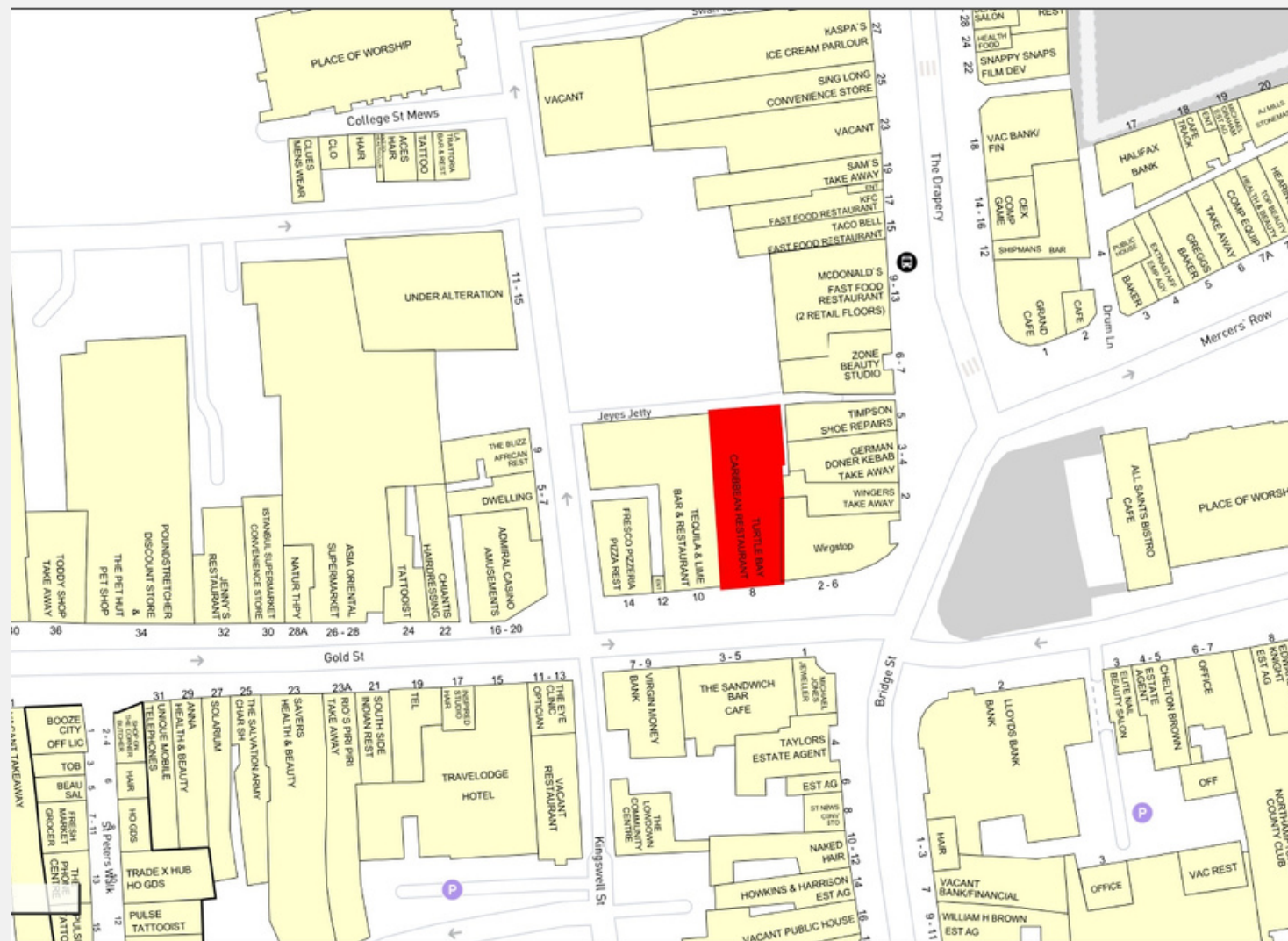
Further details available upon request. D - 89.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £69,000. For rates payable please refer to the Local Charging Authority, West Northamptonshire Council - 0300 126 7000.

LEGAL COSTS

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



CONTACT

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