



58 St. Giles Street

58 St. Giles Street, Northampton, NN1 1JW

**High Street
cafe/restaurant/retail
premises**

786 sq ft
(73.02 sq m)

- FORMER RESTAURANT PREMISES IN SHELL CONDITION
- ESTABLISHED FOOD AND BEVERAGE LOCATION
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)
- SHORT WALK TO THE NEW UNIVERSITY OF NORTHAMPTON WATERSIDE CAMPUS

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Summary

Available Size	786 sq ft
Rent	£18,000 per annum
Rates Payable	£5.97 per sq ft Eligible businesses may qualify for 100% small business rates relief (subject to confirmation from the local authority)
Rateable Value	£9,400
Service Charge	Further details available upon request
EPC Rating	E (108)

Description

The property comprises of a mid-terraced café/restaurant premises with accommodation over ground floor and basement. The property is in a shell condition ready for an occupiers fit-out.

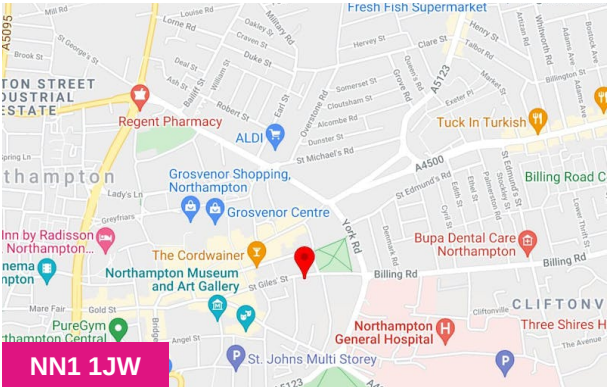
The property may be suitable for a variety of different uses (subject to obtaining the requisite consents)

Location

Northampton is England's second largest town with a population of 222,500 and is the strategic location for many national organisations as their central hub for business.

St. Giles Street is characterised by predominately independent retailers and is a popular hub for food and beverage operators.

The new £330 million University of Northampton Waterside Campus is located along the River Nene and provides state of the art education facilities to 15,000 students and is just a short walk from the town centre. The campus opened in September 2018.



Viewing & Further Information



Elliott Halliwell
01604639657
eh@hadlands.co.uk

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