



## Retail/Café Opportunity

St. Peter's Way Retail Park, St Peter's Way, Northampton, NN1 1SZ

### Retail/Café Unit - St Peter's Way Retail Park, Northampton

**2,964 sq ft**  
(275.36 sq m)

- Part of an existing retail scheme with Iceland, Homebargains, Puregym, Argos, a new Doctors surgery and a new Dentist.
- Established retail & leisure location, surrounding arterial roads carrying up to 30,000 vehicles a day.
- Operators nearby include Morrisons, Lidl, Aldi, B&Q, St James Retail Park and Nene Valley Retail Park.

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## Summary

<b>Available Size</b>	2,964 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£19,519.50 per annum
<b>Rateable Value</b>	£35,750
<b>Service Charge</b>	£1.25 per sq ft Approximate
<b>Car Parking</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

Final unit available to let, extending to approximately 2,964 sqft over ground and first floor (ancillary). Adjacent to a new Doctors Surgery and the existing Argos, other occupiers on the scheme include The Hub Dental Practice from Milton Keynes (just completed), Iceland who are relocating to a larger store (opening 21st May 2024), Marie Curie (in legal's), Puregym and Homebargains. Instavolt will be taking 6 rapid charging EV Charging Bays. St Peter's Way Retail Park fronts the A508.

## Location

St Peter's Way Retail Park is located adjacent to the south side of Northampton town centre's shopping area. The park is accessed off St Peter's Way (A5123) which is the main carriageway through central Northampton which has an estimated average of 29,500 vehicle movements per day.

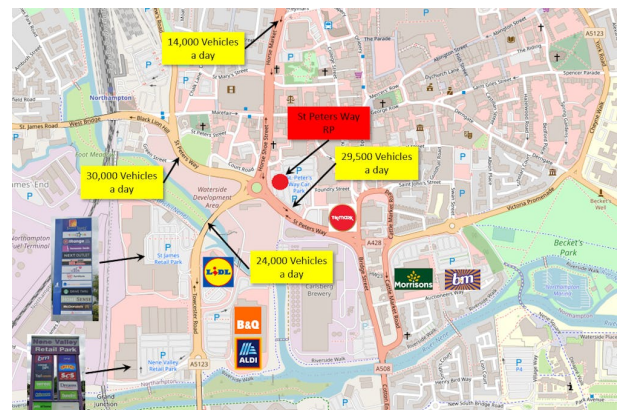
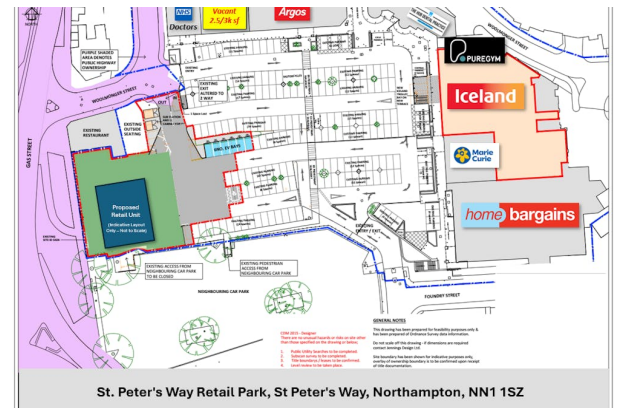
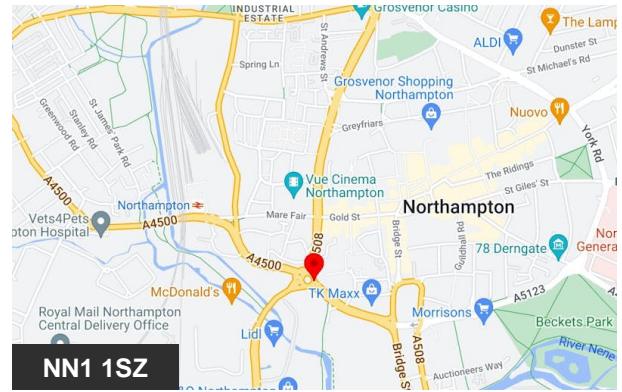
## Accommodation

The accommodation comprises the following areas (which could be altered to suit subject to planning):

Name	sq ft	sq m	Availability
Ground - Retail/Cafe Unit	2,227	206.90	Available
1st - Ancillary/Kitchen/Office	737	68.47	Available
<b>Total</b>	<b>2,964</b>	<b>275.37</b>	

## Demographics

Northampton is one of the largest towns in England, the population of its urban area was recorded as 245,899 in the 2021 census. The town is situated 60 miles (97 km) north-west of London and 50 miles (80 km) south-east of Birmingham.



## Viewing & Further Information



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