Towcester, Richmond Road, NN12 6EX
Retail Premises – Leasehold

LOCATION
Towcester is an affluent market town in south Northamptonshire, Junction 15a of the M1 Motorway is approximately 7 miles north east and provides access to Northampton. Junctions 10 & 11 of the M40 are both approximately 18 miles west and Milton Keynes is some 8 miles south via the A5.

The subject property is situated in the heart of Towcester and forms part of the Sponne Shopping Centre which fronts onto the prime retailing pitch of Watling Street East. The town has a variety of national and independent local retailers including Waitrose, Co-Op, Coral Bookmakers, Barclays Bank, Betfred, NatWest Bank, Occasions Cards and Nationwide Building Society.

DESCRIPTION
The subject property anchors the Sponne Shopping Centre and has frontage onto the centre itself and also the car park. The car park provides provision for 81 car parking spaces. The building itself is arranged over ground and first floors and provides retail sales and ancillary storage accommodation.

ACCOMMODATION
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<tr>
<th></th>
<th>Sq m</th>
<th>Sq ft</th>
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<tbody>
<tr>
<td>Ground Floor Sales</td>
<td>834.45</td>
<td>8,982</td>
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<tr>
<td>Rear Warehouse</td>
<td>287.07</td>
<td>3,090</td>
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<tr>
<td>External Storage</td>
<td>49.24</td>
<td>530</td>
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<tr>
<td>Mezzanine Storage</td>
<td>255.48</td>
<td>2,750</td>
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TENURE
The property is available by way of a new lease for a term of years to be agreed.

RENT
£85,000 per annum exclusive.

RATES
The information supplied by the Valuation Office Agency is as follows:-

Rateable Value  £88,500

Interested parties should verify this information with the local rating authority.

EPC
C62

LEGAL COSTS
Each party will be responsible for their own legal costs.

VIEWING
All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT
Chris Gaskell
Email: chris.gaskell@johnsonfellows.co.uk

johnsonfellows.co.uk