

TO LET



Ex Jack Hills Cafe
Watling Street
Towcester
Northamptonshire,
NN12 8ET

Leasehold: £175,000 per annum

- Prominent location
- Secure site with ancillary accommodation
- Previously used as an HGV lorry park
- Suitable for alternative uses (STP)

Location

The subject site is situated upon the heavily trafficked A5 Watling Street approx. 0.25 miles to the north of the popular market town of Towcester and the busy A5/A43 roundabout junction.

Towcester is growing rapidly, courtesy of a planned residential extension to the south of the town. Work is underway in respect of a bypass which will filter traffic around the town centre and unlock further expansion of the town to the south west. Land opposite the subject site is allocated in the Local Plan for employment use. Junction 15a of the M1 is 6 miles to the north. Milton Keynes is 8 miles to the south.

Description

Prominent roadside site previously used as Jacks Hills Café. There is an extensive roadside frontage to Watling Street which is an established vehicle access point leading to a tarmac car park at the front and a surfaced area to the rear, which was previously used for a lorry park for up to 50 units and trailers.

The property is suitable for a number of uses (STP)

It is the owner's intention to demolish the existing café and retail unit and residential accommodation to provide for a storage site.

Terms

To Let: £175,000 per annum
VAT: Applicable

EPC

D & E

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Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ancillary offices/ stores	855	79.43

Site area 1.8 acres

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £38,500

The current multiplier for 2021/2022 49.9p payable
Interested parties are advised to contact the relevant local authority

Viewings

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