

TO LET

**Unit 4, Watling Court
84a Watling Street East
Towcester
NN12 6BS**

LOCATION

The property is located in the heart of Towcester, a popular town at the junction of the A43 and A5, approximately 10 miles west of Northampton. The Watling Court retail and office scheme stands behind the Town Hall building and the unit fronts into the small courtyard and parking area to the rear.

DESCRIPTION

The building is faced in stone under a tiled roof with access via an archway. There is covered car parking for two cars below the suite.

A self-contained office suite lit by recessed down-lighters, benefits from laminate floor covering and WC and kitchenette are provided on ground and first floor respectively. Air Source Heat Pump providing heating and cooling, electric throughout.

ACCOMMODATION

Total Floor Area: 425 Sq Ft (39.48m²)

BUSINESS RATES

VOA Website 2023 Assessment
Rateable Value: £3,250

EPC



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

TERMS

We are instructed to seek offers subject to contract, for the leasehold interest of the vacant office accommodation. The property is available to let on an internal repairing and insuring terms. Term to be agreed. A service charge will apply to cover the cost of shared expenses relating to the building. Service charge for 2024: £524pa

Rent: £6,500 per annum exclusive

VAT

VAT will be charged on the rent and supplies.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

Stephen Chown

Chown Commercial

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