



HOWKINS & HARRISON

To Let

PHASE 2 - ROADSIDE DEVELOPMENT OPPORTUNITY, The Causeway, Great Billing, Northampton NN3 9EX £37,500 per annum exclusive

- Launching Phase 2 of a highly successful Roadside development comprising Subway, Greggs and BP
- Situated on a busy main road 'The Causeway' Northampton
- Opposite an established garden centre and The Billing Aquadrome—popular holiday park and residential complex set within 235 acres
- Unit to be built up to 139.35 sqm (1,500 sqft)

Howkins and Harrison on 01788 564 678
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Launching Phase 2 Roadside Development @ The Causeway

Description

Unit 3—Newly constructed steel portal frame roadside unit built and designed similar to the development in Phase 1, for guidance, the final design is to be confirmed and agreed. A unit from 1,000-1,500sqft will be considered.

Set within a busy roadside setting with at least 30 car parking spaces. Anticipated timing December 2024. Planning was granted on the 8th March 2023 under reference WNN/2022/1376 for Use Class E. Interested parties are to satisfy themselves in this respect.

Location

Prominently positioned roadside retail / food development, located on The Causeway in Great Billing, Northampton, situated adjacent to Phase 1 successfully let to Subway and Greggs.

The Causeway is a busy thoroughfare situated south of the A45 providing access to Northampton and the large residential suburb of Great Billing (0.5 miles) to the North. There are a large number of complimentary leisure / retail adjacencies including Billing Garden Village, BP petrol filling station, Premier Inn Hotel, Chinese restaurant, and pub/restaurants operated by Greene King.

The site sits overlooking Billing Aquadrome, a hugely popular holiday, leisure and residential complex set within 235 acres.

Price

£37,500 per annum exclusive

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

TBC

EPC

TBC

Viewings

Strictly by prior appointment with sole agents
Howkins & Harrison LLP on 01788 564 678

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