



Billing Garden Village, Northampton,
Northamptonshire NN3 9EX

HOWKINS &
HARRISON

Billing Garden Village, Northampton, Northamptonshire NN3 9EX

A unique and rare opportunity to let an extensive commercial retail premises set within the very popular Billing Garden Village, extending to approximately 1,960 sq.m (21,097 sq.ft) of existing retail space, occupying a sizeable plot (1.26 acres) situated on the busy main road 'The Causeway' Northampton.

Features

- Desirable retail unit set within the popular and established Billing Garden Village
- Retail sales area extending to 21,097 sq.ft
- Large external yard with canopy roof totalling approximately 25,400 sq.ft
- Former garden centre available to let either jointly or separately with Unit A & B
- Large car park - c.186 dedicated spaces on site
- Opposite The Billing Aquadrome — popular holiday park and residential complex set within 235 acres



Description

The property is located within the well-established and popular Billing Garden Village with a strong local presence in the local area, south of the A45 and approximately 3 miles east of Northampton town centre. Billing Garden Village comprises a good mix of shops and services from over 30 independent occupiers, including fashion stores, cafes, hairdressers and barbers, car dealers, dog groomers and gift stores. Therefore, the available retail space is suitable for a wide range of uses.

The available space occupies the entire lower ground floor and comprises a former garden centre along with Unit A and B, available to let jointly or separately. Additionally, the property benefits from a large external yard, which is partially covered by canopy roof, and external storage.

To the front of the site is a large customer car park with c.186 dedicated spaces available. The village also benefits from passing and tourist trade, given its close proximity to Billing Aquadrome, a hugely popular leisure park with static caravan site, marina and fun fair facilities set within a 235-acre park.

Location

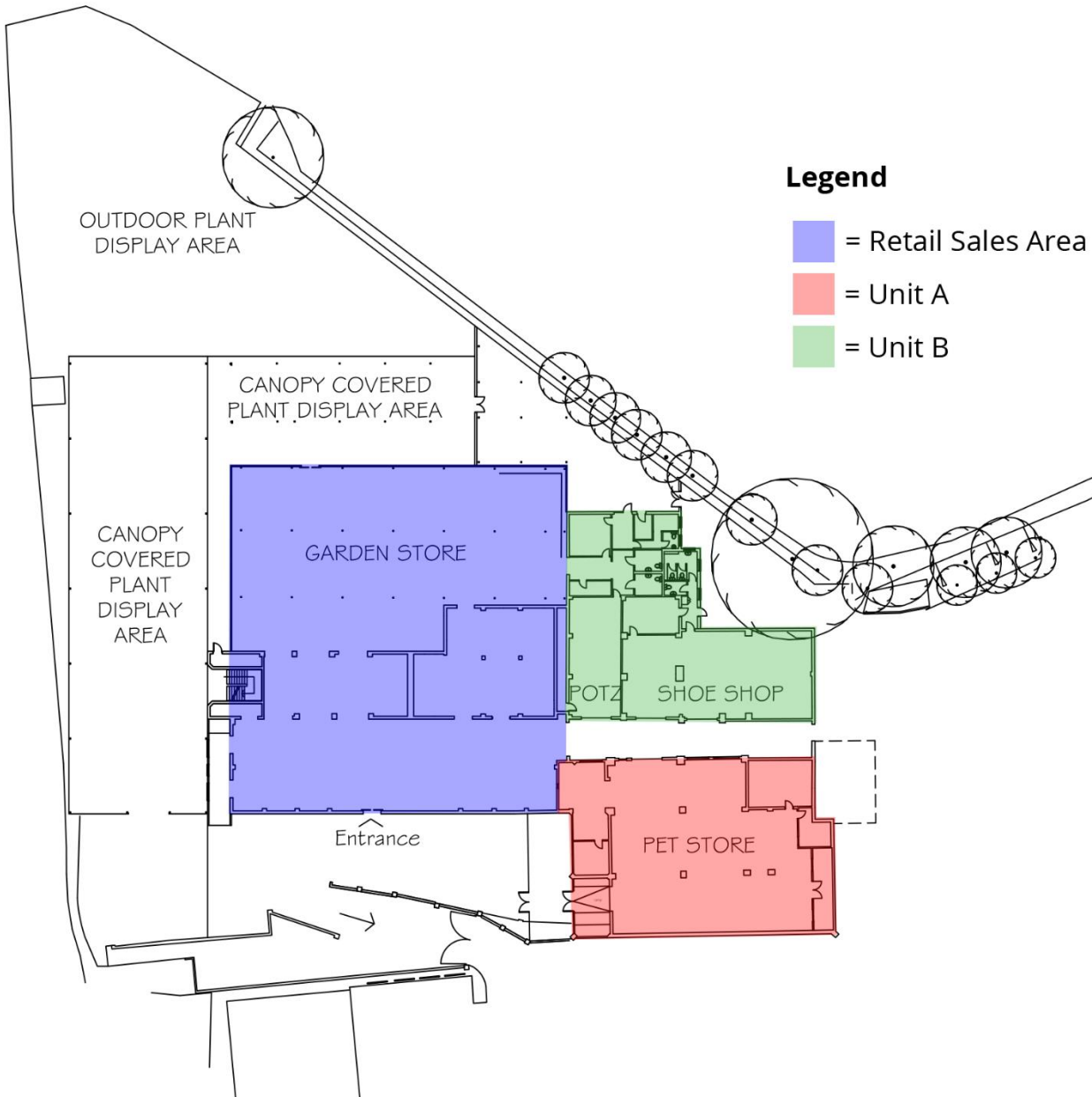
Prominently positioned within the busy Billing Garden Village, a roadside retail / food development, located on The Causeway in Great Billing, Northampton.

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. Occupiers nearby include Greggs, Subways, BP petrol filling station, Premier Inn Hotel, Chinese restaurant, and pub/restaurants operated by Greene King.

The property is also adjacent to Billing Aquadrome, a hugely popular holiday, leisure and residential complex set within 235 acres.



Billing Garden Village – Floor Plan



Accommodation

Retail sales area	1,335 m ²	14,369 ft ²
Unit A	370 m ²	3,983 ft ²
Unit B	255 m ²	2,745 ft ²
Total GIA	2,550 m ²	27,447 ft ²
Canopy Roof	590 m ²	6,350 ft ²
Total External Yard (approx.)	2,360 m ²	25,401 ft ²

Price

Price on Application

Planning

We understand that the property has planning permission for planning class use 'E'. We recommend interested parties make their own enquiries to the Planning Department of West Northamptonshire Council on 0300 126 1000.

Tenure

The properties are available by way of a new effective Full Repairing and Insuring lease, upon terms to be agreed.



EPC

The current EPC for the property is D97.

Service Charge

To be confirmed

Utilities

The property benefits from mains electricity, water and drainage.

The tenant is responsible for the payment of all utilities from the date of occupation.

We would advise interested parties to undertake their own enquiries as to the adequacy and availability of these services, which have not been tested or verified by Howkins & Harrison LLP.

VAT

Howkins & Harrison understand that the property is elected for VAT.

Viewing

Strictly by prior appointment with sole agents Howkins & Harrison LLP on 01788 564 678 or commercial@howkinsandharrison.co.uk

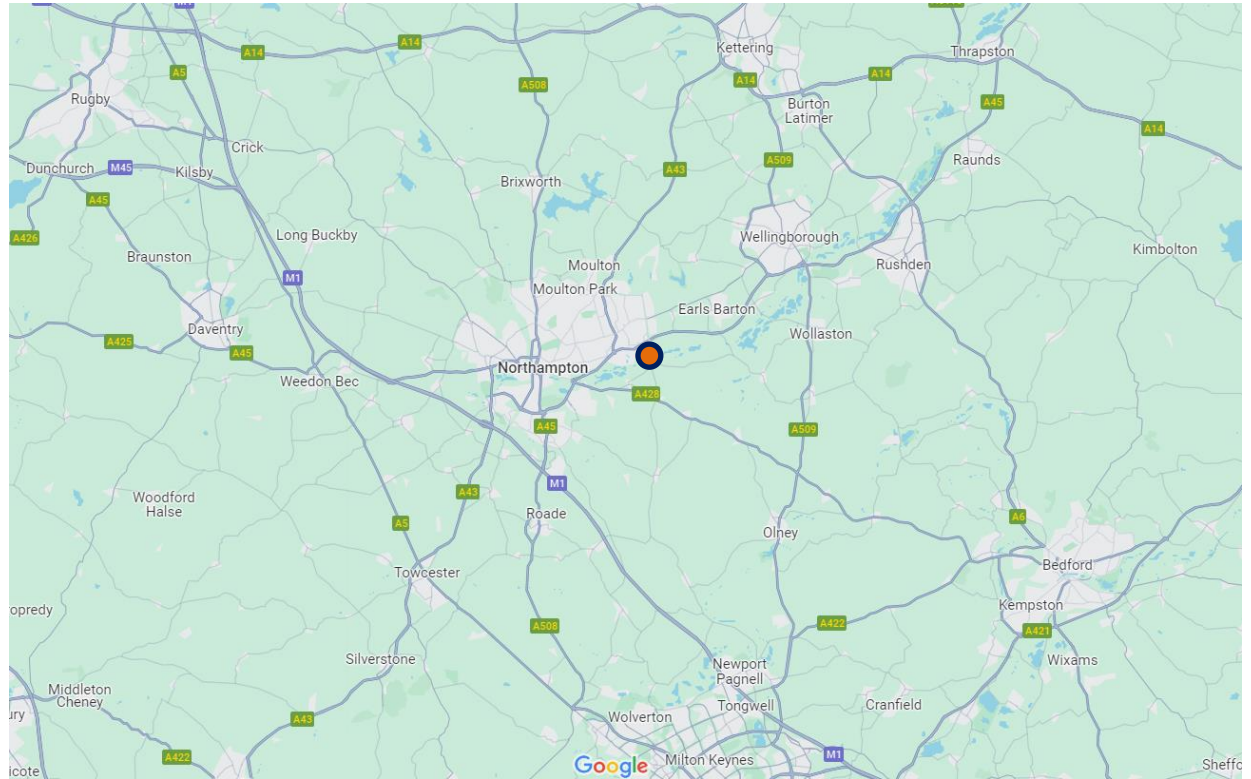
Contact

Jake Toddington

jake.toddington@howkinsandharrison.co.uk | 01788 564 675

James Cousins

james.cousins@howkinsandharrison.co.uk | 01788 564 678



Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



Howkins & Harrison
7-11 Albert Street, Rugby CV21 2RX
Telephone 01788 564666
Email commercial@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable