

Playhouse,
34-38 Bridge Street,
Northampton,
NN1 1PA



Fully Fitted Bar Unit
10,000 sq. ft City Centre Bar

Location

Northampton is a large town situated 50 miles from Birmingham and 60 miles from London, with a population of 338,275 within a 20-minute drive time.

The subject property is situated on Bridge Street, considered Northampton's leading bar and evening pitch, just south of the town centre and Grosvenor Shopping Centre.

The town centre is undertaking significant regeneration to create a new public realm. Stack will be occupying the former Market Walk Shopping Centre to create independent street food outlets, bars, a space for interactive games and a main stage for live music and entertainment.

The property is located within the centre of Bridge Street and is surrounded by a mix of bars and retailers.

Accommodation

The bar is fitted to a high standard and in excellent condition following Revolution's refurbishment to convert to their Playhouse concept in 2021.

The trading area comprise an open plan ground floor, with a pizza kitchen at the front and bar to the left. To the first floor are customer toilets and an additional mezzanine trading area currently used as an interactive racetrack. To the side of the property there is an area licensed to the building to use as a smoking area. The upper floors are at the front of the building these are currently not in use.

Quoting Rent

£85,000 per annum

The owner will also consider selling the freehold of the premises.

Floor Areas

Floor	Sq. M	Sq. Ft
Ground	533 sq. m	5,741 sq. ft
Ground Floor Cellar	64 sq. m	698 sq. ft
Mezz (Trading Area & W.C's)	88 sq. m	954 sq. ft
First Floor	169 sq. m	1,822 sq. ft
2 nd Floor	66 sq. m	721 sq. ft
Total	920 sq. m	9,936 sq. ft

Licensing

The property benefits from a **late-night licence** and currently trades the following hours:

Monday- Thursday : 09:00 - 03:30

Friday – Saturday: 09:00 – 04:30

Sunday: 09:00 – 03:30

Rates

Ratable Value £76,500

Rates Payable (24-25) £41,769

We advise all occupiers should make their own enquiries to the local authority

Costs

Each party to be responsible for their own legal and professional costs.

EPC

An EPC is available upon request.

Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

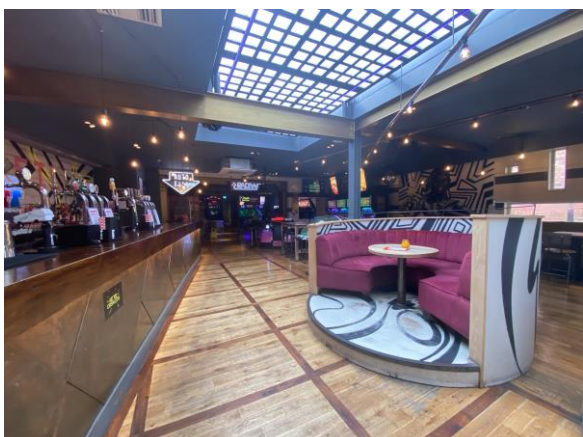
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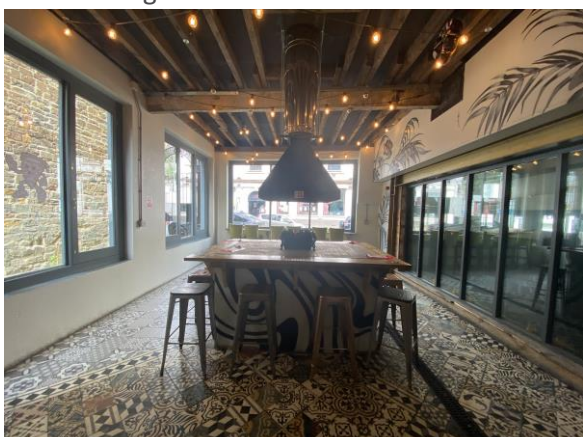




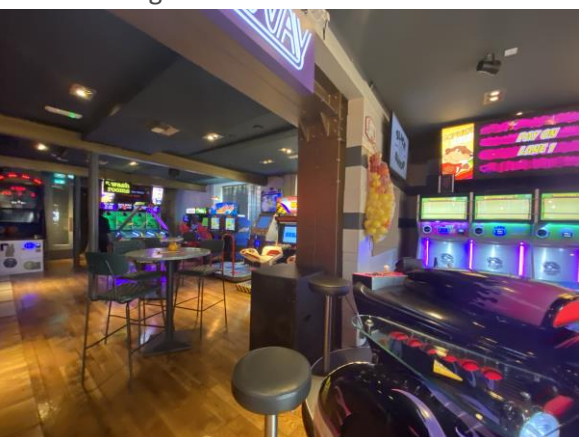
Main Trading Area with Bar



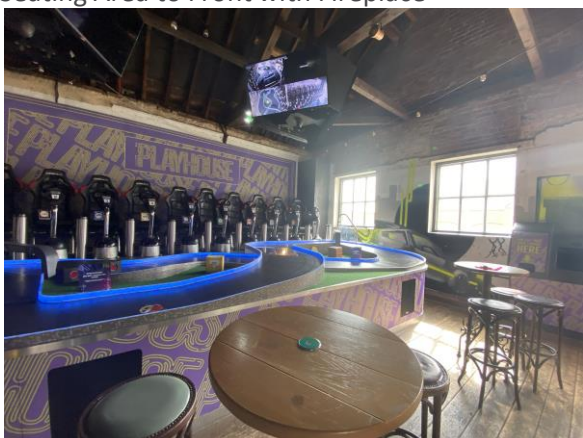
Main Trading Area from the Rear



Seating Area to Front with Fireplace



Main Arcade Area to the Rear

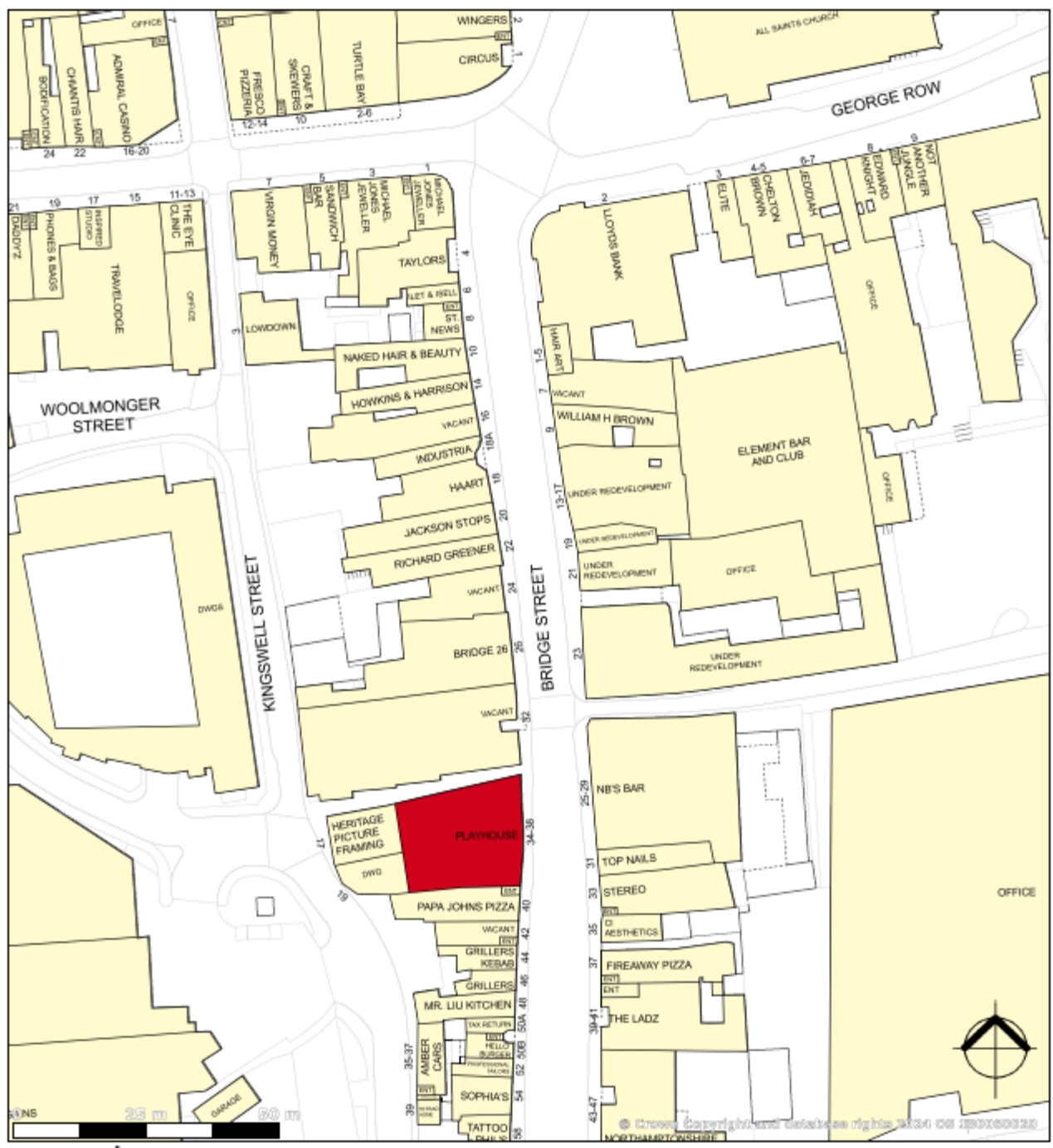


Mezzanine Trading Area Interactive Racetrack



Mezzanine Trading Area additional Arcade Games

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