

**Whites**  
ESTATE AGENTS

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## 110 Whitworth Road, Northampton NN1 4HJ



**£2,500 Per Month PCM**

Community Arts building located in Adnitt Road close with the junction with Whitworth Road in Abington. This single storey property is part of former Victorian working mans club and has been recently used as a dance school. The property also has use of a communal garden. Total internal area 177 sq metres (1917 sq feet).

**Entrance**

Accessed from Adnitt Road.

**Principal Auditorium**

45'7" x 30'2" (13.9 x 9.2)

High ceilings with four windows.

**Stage Area**

20'11" x 9'2" (6.4 x 2.8 )

Raised area at the end of the auditorium accessed via stairs to one side.

**Store area**

20'11" x 6'6" (6.4 x 2)

**Kitchen**

11'9" x 8'10" (3.6 x 2.7)

**Three WCs**

15'8" x 13'9" (4.8 x 4.2)

**Rent**

£2,500 per calendar month, exclusive of VAT. Rent reviews at 5 years.

**Lease**

10 years, fully repairing and insuring.

**Planning**

Currently community arts building Planning N/2013/1109

**Rateable Value**

all interested parties should liaise with the appropriate Rating Authority.

**VAT**

All figures quoted are exclusive of any VAT which the Landlord may choose or have a duty to impose.