



12 Cottingham Way
Thrapston, Northants NN14 4PL



Simpson & Partners

Have you ever imagined creating your own thriving health and wellness café—somewhere people can refuel, recharge, and connect?

In collaboration with WhitCo Catering & Bakery Equipment Ltd, this is a rare opportunity to bring that vision to life in the heart of Thrapston.

This versatile, fully equipped premises offers the perfect foundation for a fresh, modern café or restaurant concept, ideally positioned to serve local residents, professionals, and visitors. With strong daytime footfall from surrounding retailers, independent businesses, and WhitCo's customer events, there is excellent potential to establish a go-to destination for healthy breakfasts, lunches, and speciality drinks—perfect for those on their lunch breaks or looking for a welcoming place to unwind. Set within a thriving and supportive community, the location also benefits from nearby residential neighbourhoods and excellent road links, attracting both loyal local trade and passing customers. There is clear scope to build a popular daytime venue while also exploring evening dining, wellness events, or private hire experiences.

Finished to a high standard, the premises is available part or fully furnished to suit your concept. The space includes an entrance with stair lift, storage area, a spacious open-plan dining area with bar and alcohol licence, and a fully equipped kitchen featuring a combi oven/blast chiller, induction hob, air fryer, service pass, refrigeration, and additional equipment.

A meeting room within the building is also available to hire—ideal for private dining, workshops, tastings, or community events.

Parking is available (enquire for details). Tenants are responsible for rent, 50% of utilities, and a share of security/ICT/AV systems.

A three-month rent deposit is required.

Please note some CGI images have been used




£15,000 Per Annum

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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