

# SHOP TO LET

Unit 3, Pineham Local Centre  
Northampton NN4 9EH



## LOCATION

The premises are located in a busy neighborhood parade, adjacent a Co-Op in a new Local Centre development on the edge of Dragon Fly Meadows. The retail centre is situated opposite the new Pineham Barns Primary School, serving the adjoining Prologis Park and wider housing. Pineham lies just off Junction 15A of the M1.

## DESCRIPTION

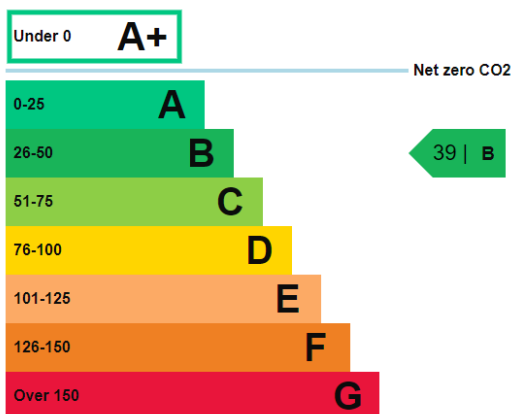
The property is a single-storey terrace unit, situated between a new Co-Op Food Convenience store and Pineham Fish & Chips. The unit benefits from new full-height glazed shop front with double pedestrian doors and rear access for loading. The scheme has dedicated car parking.

## ACCOMODATION

### Ground Floor:

Gross ground floor area: 1,000 sq ft      92.9 sq m

This property's current energy rating is B.



## TENURE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

## RENT

£20,000 per annum exclusive of rates, service charge and VAT.

## RATEABLE VALUE

£16,250

(2017 & 2023 Assessment)

## SERVICE CHARGE

All tenants of the scheme contribute to the communal estate running and repair costs – annual charge to be confirmed.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

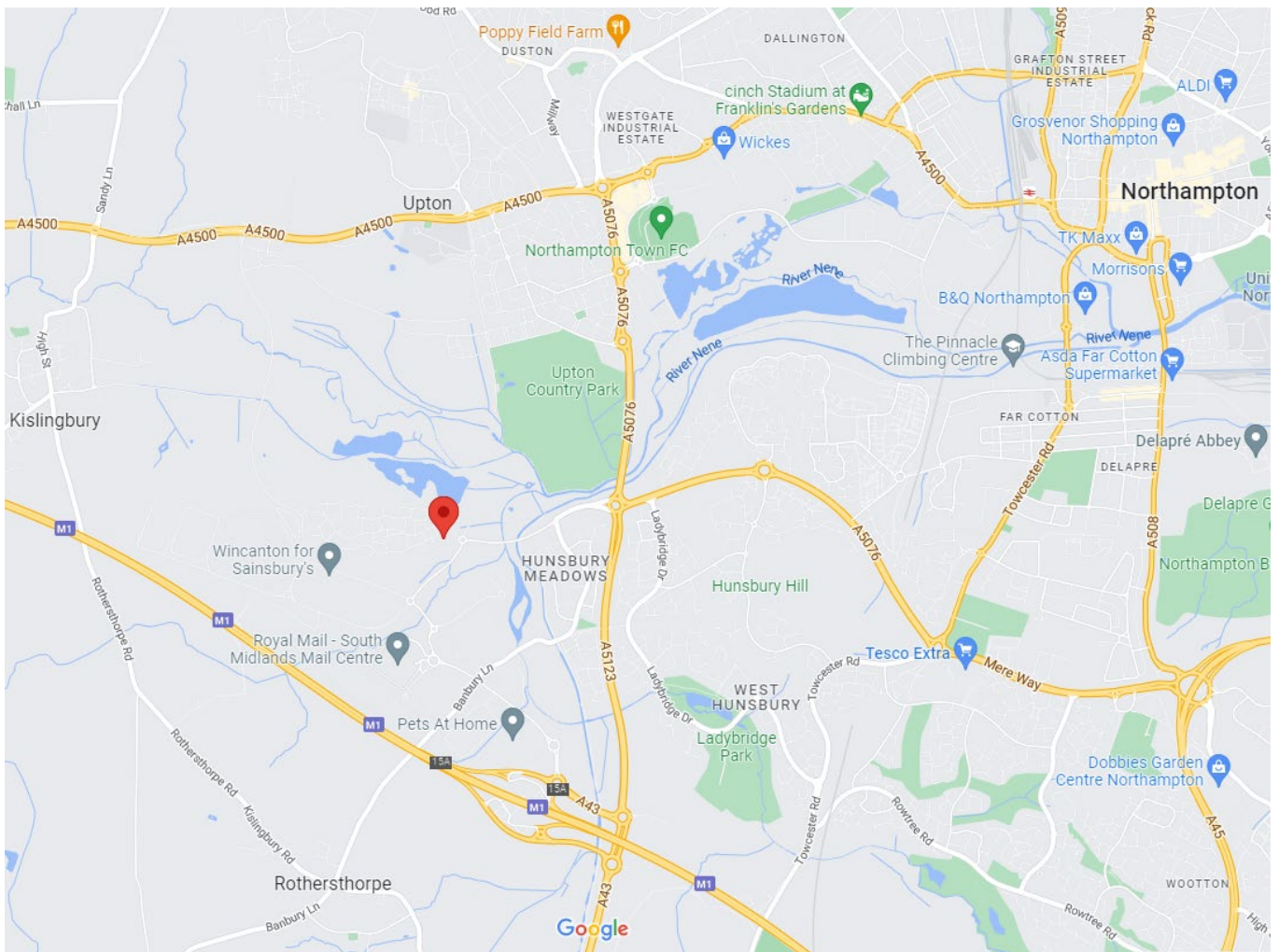
Strictly by appointment with the Joint Retained Agents

**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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Google Maps Link: <https://goo.gl/maps/tKiFGNNzKZ26yHq57>

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