

**UNIT 5  
BECKET RETAIL PARK  
ST JAMES WAY (A428)  
NORTHAMPTON  
NN5 5JW**

**RETAIL WAREHOUSE PREMISES AVAILABLE  
From 4,000 To 8,000 sqft**



## LOCATION

Becket Retail Park is prominently positioned fronting St James Way (A428), in close proximity to Northampton Town Centre.

The subject unit is located adjacent to Maplin and Tile & Bath Studio, whilst Majestic and HSS are located on the scheme. Matalan, Hobbycraft, Homebase and Argos are close by on Weedon Road (A4500).

## ACCOMODATION

The premises are designed over ground floor level only, with rear servicing.

Ground Floor GIA:                    372 sq m (4,000 sq ft)   -   743 sq m (8,000 sq ft)

The premises have the potential to be extended to provide 1,022 sq m (11,000 sq ft) at ground floor.

## TENURE

The premises are available by way of a new full repairing and insuring lease with terms to be agreed.

## RATES

We are verbally informed by the Local Rating Authority that the premises are assessed for rating purposes as follows: -

Rateable Value: £90,000

UBR (2016/17): 49.7p

Rates Payable: £44,730

## VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

October 2016

**EPC AVAILABLE UPON REQUEST**

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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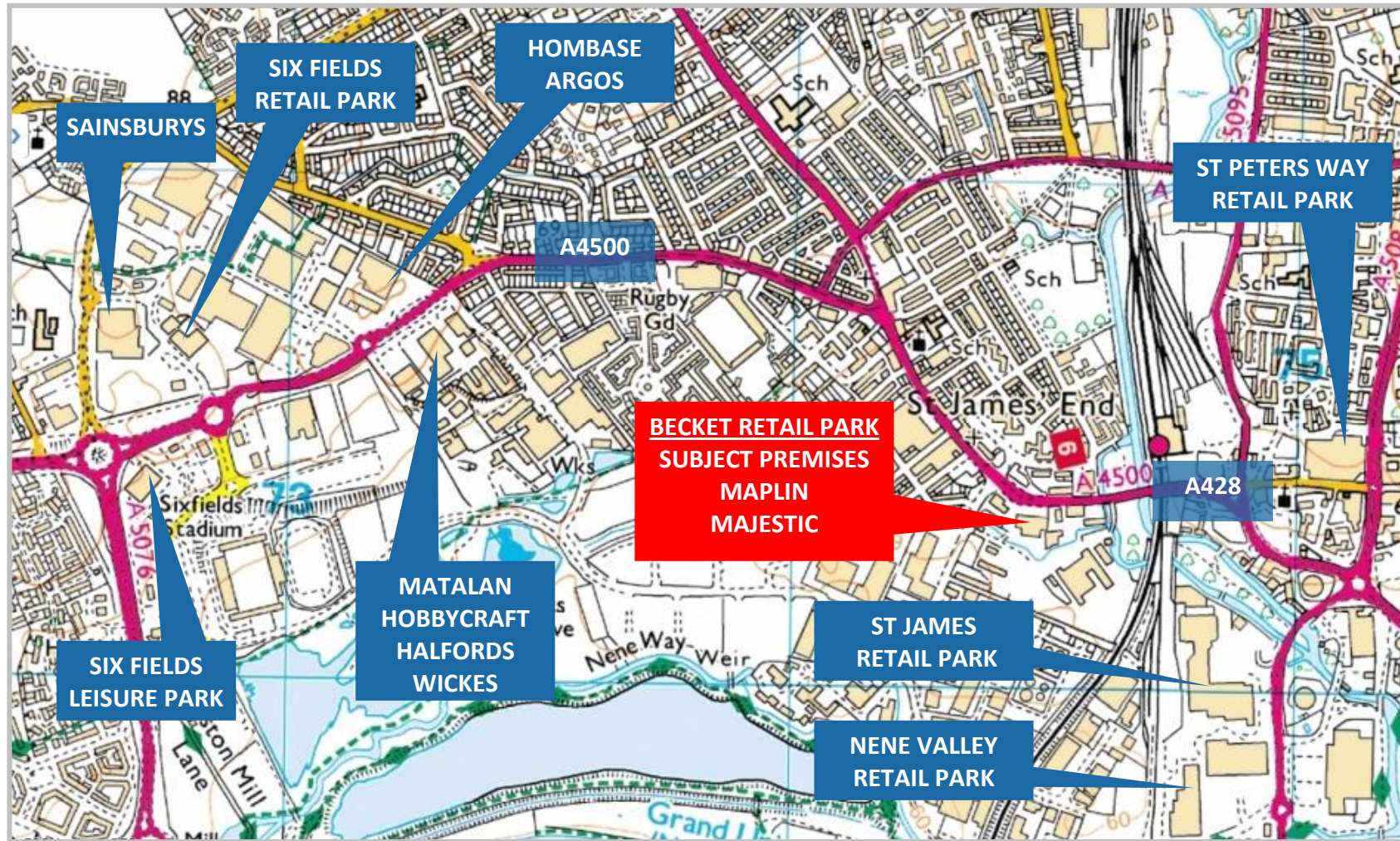
**@SMARTUKRETAIL**

For further details:

**020 7569 9900**

**www.SMART-4.co.uk**

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