

SMART4

REAL ESTATE CONSULTANCY



Unit 5
Beckett Retail Park
St James Way (A428)
Northampton
NN5 5JW



RETAIL WAREHOUSE UNIT AVAILABLE OPEN AI PLANNING CONSENT

Location

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

Retailers include Bensons for Beds, 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).

Accommodation

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 contact the SMART 4 office for further information or to arrange an inspection.



WWW.SMART-4.CO.UK | [@SMARTUKRETAIL](https://twitter.com/SMARTUKRETAIL)

For further details

020 7569 9900

EPC available on request

Subject to Contract and 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.

UNIT 3A, BODMIN RETAIL PARK, BODMIN, PL31 2AP

