

TO LET – NEW RETAIL UNIT



**Prime Retail
Opportunity Station**



NORTHAMPTON

**Northampton Station, Black Lion Hill,
Northampton, Northamptonshire NN1 1SP**

Unlock the potential of a high-footfall, high-visibility retail unit at the recently redeveloped Northampton Station — a modern transport hub at the heart of a growing regional destination. Perfectly positioned near the station car park to capture consistent daily traffic from commuters, visitors, and local residents, this exciting retail opportunity offers outstanding exposure for businesses looking to establish or expand their presence in a vibrant, fast-developing location.

**Annual Station
Footfall
of c. 2.6 million
Annual Footfall***

* Footfall figures from the business plan supporting station development



Property:

The unit is in great condition having only had one previous tenant since the station's redevelopment.

It is primarily positioned directly in front of the entrance via the car park for customer engagement as they enter the station.

Ready to be reoccupied immediately subject to tripartite legals.

Retail Unit Size:

Approximately 330 sq ft (VOA measurements).

Rent:

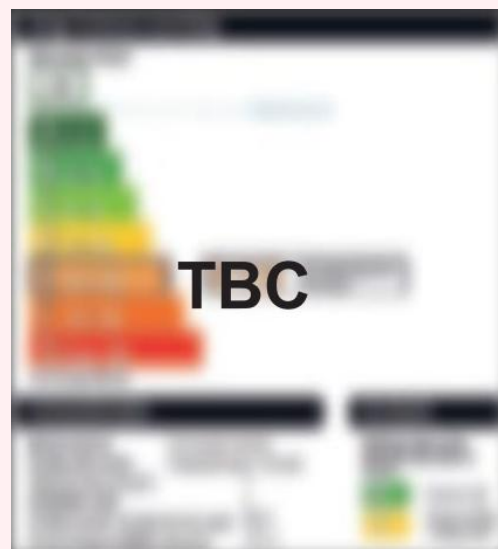
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees.



For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of West Midlands Trains Limited is a company registered in England and Wales with company number 09860466 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.



**TRANSPORT
UK** Advance Ventures