



## TO LET – RETAIL UNIT

# Northampton Station

NN1 1SP



Operated by West Midlands Trains

### Location:

Northampton Station is located to the southwest of Northampton Town Centre, close to the A4500. The station provides commuters with regular access to Milton Keynes Central, Birmingham New Street and London Euston.

\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 2,407,228 for 2022/23.

### Description:

An exciting business opportunity at Northampton Station has become available for various retail, catering or café use.

## 2.4m+

### Annual Footfall\*

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)



\* Footfall figures from the Office of Rail & Road for 2022/23



### Property:

The retail unit is located within the main station concourse close to the main entrance. The premises comprise a retail unit with glazed frontage. Floor area confirmation is subject to final inspection.

### Unit Size:

Retail Unit: 28 sq.m.                      301 sq.ft.

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### Rent:

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

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### 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.

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### Costs:

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



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