

Suitable for a variety  
of alternative uses  
Subject to Planning



# 130 Watling Street

Towcester | Northamptonshire | NN12 6BT

**BERRYS**

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# 130 Watling Street

- Available on a new lease with terms to be agreed
- To be refurbished or reconfigured to suit requirements
- Town centre location
- Available as a whole or as a ground floor unit
- Easily accessible to Milton Keynes, Northampton and M1.
- Rent on application

## Location

Towcester, a rapidly expanding market town with a population of approximately 12,000 (2023 estimate), offers a strategic and attractive location for commercial ventures. Positioned less than 6 miles from Junction 15a of the M1 Motorway, it provides excellent access to the regional and national road networks. Situated at the junction of the A5 Watling Street and A43 dual carriageway, Towcester is easily accessible from Milton Keynes, Northampton, Banbury, and the Midlands.

The town boasts 159 new, free car parking spaces at the Sponne Shopping Centre, enhancing its convenience for shoppers. This property, located on Watling Street in the town centre, benefits from high visibility and is surrounded by prominent occupiers such as Specsavers, Costa Coffee, Co-operative Food, and Jardines Pharmacy, alongside various independent retailers.

With ongoing housing developments, the population is projected to reach 15,000 by 2029, ensuring sustained economic growth and increased foot traffic.



Artist's impression of refurbished unit



Artist's impression of refurbished unit



## Description

The subject property is a charming Grade II listed, mid-terraced building, offering a blend of historical appeal and modern functionality. Spread over three floors, the ground floor presents a versatile blank canvas, ideal for various commercial uses, with potential access to a delightful walled courtyard at the rear. As a former banking hall, the property features a unique vault that can serve as a distinctive office, secure storage, or a standout feature.

An internal staircase leads to the first floor, which houses adaptable meeting rooms, a kitchen, and staff toilets. The second floor provides ample storage space. The property also benefits from convenient loading access at the front. It is available as a whole or can be split to suit different business needs.

## Accommodation

The property has the following net internal areas:

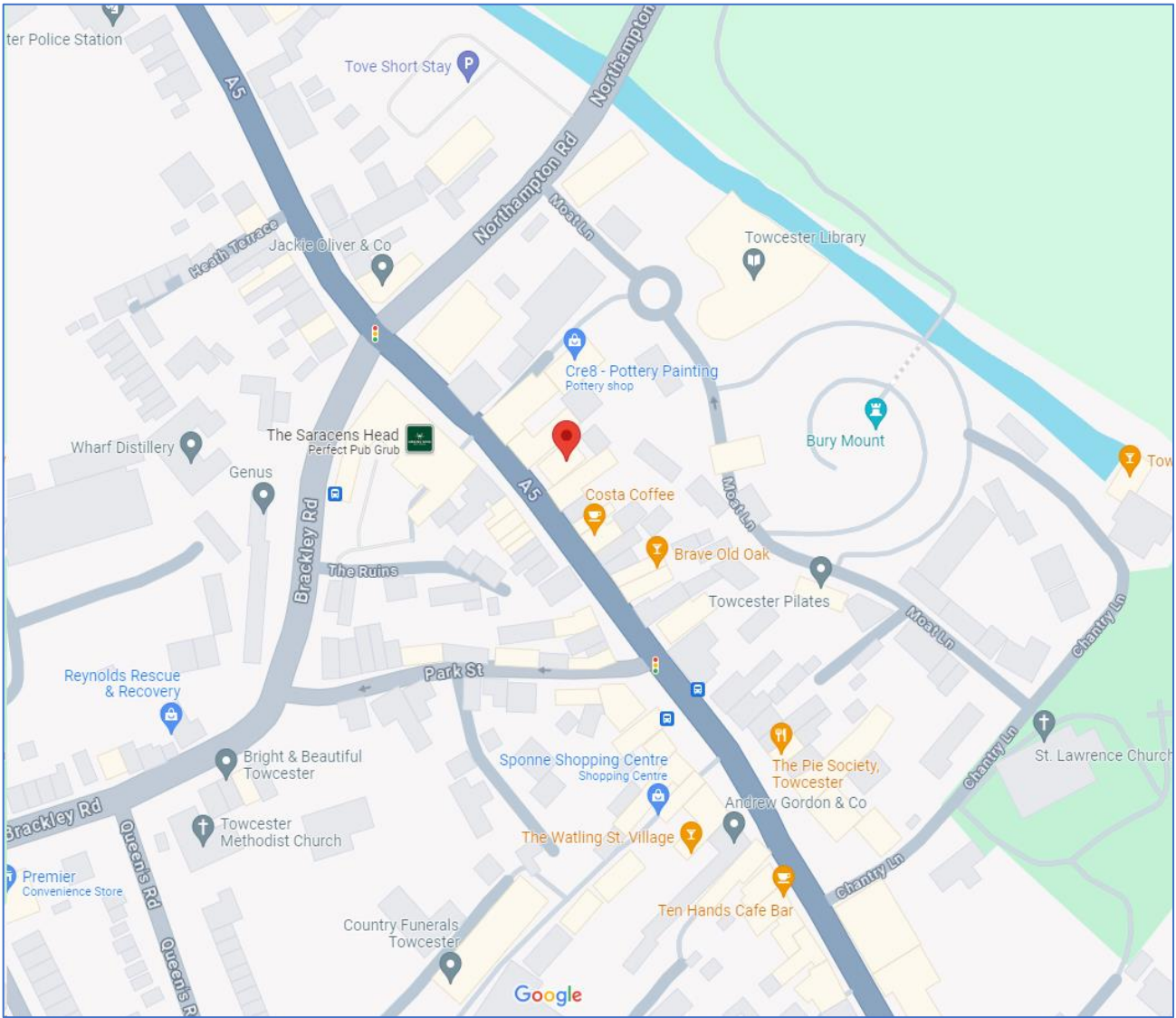
	Area (sq. m.)	Area (sq. ft.)
Ground Floor	93.42	1,006
First Floor	49.56	533
Second Floor	55.21	594
<b>Total</b>	<b>198.19</b>	<b>2,133</b>

## Services

We understand that the property is connected to mains gas, water, drainage and electricity. There is a VRV condenser unit. None of the services or systems have been tested by the Agent.

## Planning

We understand that the property has consent for Use Class E of the Town and Country Planning (Use Classes) order 1987 as amended.





## Terms

The property is available by way of a new Full Repairing and Insuring lease with terms to be agreed.

## Rent

Rent on application.

## Rates

The whole building has a rateable value of £19,500. Any rates payable should be confirmed with the Local Authority.

## Energy Performance Certificate

The property is a listed building.

## VAT

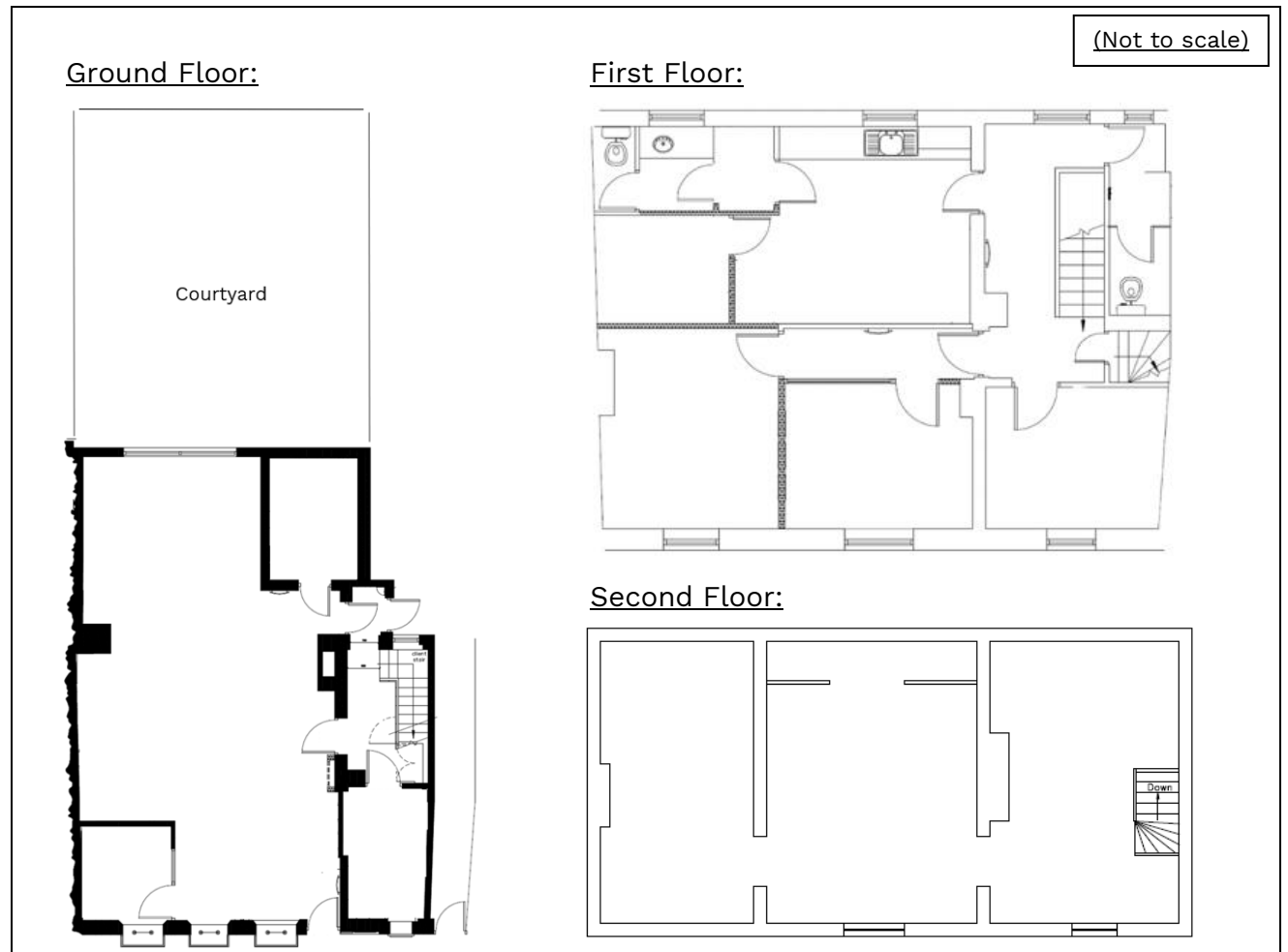
We have been advised that there is no VAT chargeable on the rent.

## Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Viewing

Strictly by appointment only.



### Important Notice

Berrys, their clients and any joint agents give notice that:

1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
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6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property.
7. Purchasers must satisfy themselves by inspection or otherwise.

**To book a viewing, please contact:**

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