

To Let

Ground Floor and First Floor Retail Premises with a basement

78 Kingsley Park Terrace
NORTHAMPTON NN2 7HH



- Situated on a popular local parade
- Prominent location
- Large retail space

To Let £18,500 per annum exclusive

Location

The property is situated within a well-established residential area on the northern side of the town. The immediate surroundings comprise predominantly Victorian and early 20th-century terraced housing, with a range of local amenities, schools and public transport services located nearby. Kingsley Park provides accessible green space and recreational facilities, while the wider neighbourhood offers a variety of shops and community services catering for day-to-day needs.

Northampton benefits from a strategic position approximately midway between Birmingham and London. The town has a diverse economic base and also benefits from strong transport connectivity. The M1 Motorway is accessible via Junctions 15, 15A and 16, and frequent rail services operate from Northampton Railway Station to London Euston and other regional destinations.

Access from the property to the wider road network is straightforward, with the A508 and A5199 providing direct routes into Northampton town centre and surrounding districts. Regular bus services operate within walking distance, offering convenient links to the town centre and neighbouring areas.

Accommodation

The property provides accommodation across the ground and first floors, and benefits from glazed fronting onto to Kingsley Park Terrace offering strong visibility to passing traffic. The configuration and prominence of the frontage make the premises suitable for a range of commercial uses. Internally, the property provides ground and first floor accommodation arranged to offer an open-plan retail to the front. To the rear, the premises incorporate ancillary storage space, together with a kitchenette and WC provision. The property has a basement which provides further ancillary storage space.

Areas

	Sq Ft	Sq M
Ground Floor Retail	586	54.41
First Floor Retail	459	42.65
Basement	244	22.67
TOTAL	1,289	119.75

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £18,500 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The Rateable Value quoted is effective from 1st April 2026. Prospective purchasers are advised to make their own enquiries with the local authority to confirm the current Rates Payable applicable to the property.

Rateable Value: £10,750
Rates Payable: £0

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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Ravi Varambhia - Underwoods
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View Location



View EPC



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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