

**TO LET**

1,846 Sq Ft

2 ST GILES SQUARE

**TO**  
2 ST. GILES SQUARE  
Retail/Office 1,846 Sq.Ft.

**LET**  
Chown  
01604 60 40 50  
www.chowncommercial.co.uk



## 2 ST. GILES SQUARE, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 1DA

### PROMINENT AND HIGHLY VISIBLE OFFICE/RETAIL

- Flexible space
- Suitable for a wide variety of uses
- Beautiful heritage building



## 2 ST. GILES SQUARE, NORTHAMPTON, NORTHAMPTONSHIRE, NN1 1DA

The accommodation comprises a Grade 2 listed office/retail property with gabled frontage in the Flemish Renaissance style under a slate roof. There are well presented offices on 4 floors and tidy WCs and kitchen.

Potential uses include retail, hair, beauty, office, Estate Agent, Clinic, Insurance, Café, Restaurant, Medical or day-centre.

### Location

Northampton is a well-established commercial centre in the heart of Central England. The town is approximately 68 miles north of Central London, 55 miles to the south east of Birmingham and 14 miles to the north of Milton Keynes.

The population within a 20-minute drive time is 285,843 and the town's primary retail catchment extends to 467,000.

### Accommodation

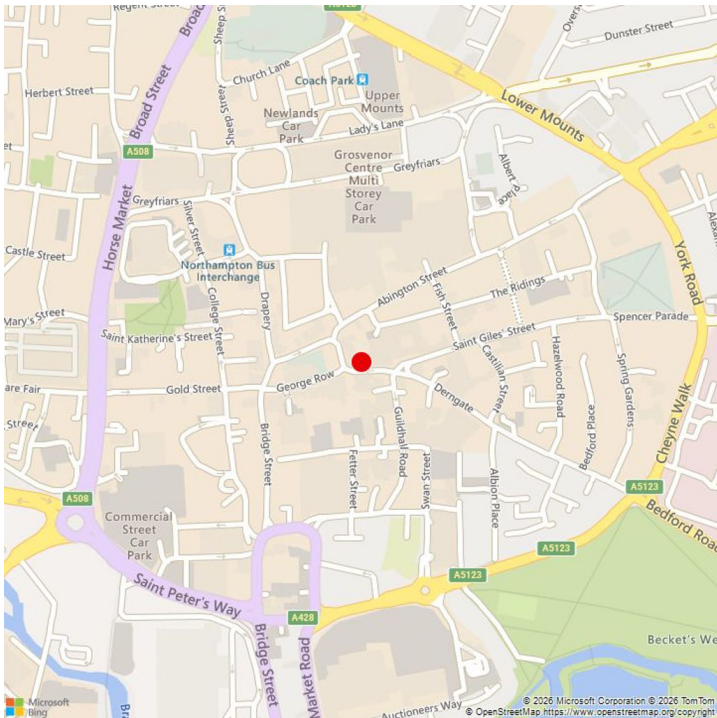
<b>TOTAL</b>	<b>1,846</b>	<b>171.49</b>
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### Terms

Discounted rent available for year 1: only £25,000

### Legal Costs

Each party to bear their own legal costs incurred in connection with the transaction



### Additional Information

#### Rent

£30,000

#### EPC

C - Rating

#### Viewing

Viewing strictly by prior appointment with:

Stephen Chown

src@chowcommercial.co.uk