



110 Watling Street East | Towcester | NN12 6BT  
Potential for Restaurant / Licensed Premises use subject to planning permission

**BERRYS**  
PROPERTY | BUSINESS | PLANNING

# 110 WATLING STREET EAST TOWCESTER NN12 6BT

- Prominent building located in a central position in Towcester town centre
- Available to let on a new lease at a rent of £28,000 per annum exclusive
- Former banking hall arranged over ground and first floor with large basement.
- Total area approximately 2,068ft<sup>2</sup> (192.02m<sup>2</sup>)
- Potential for restaurant / licensed premises use subject to planning consents

## Location

Towcester is a vibrant and expanding market town in South Northamptonshire. Junction 15A of the M1 motorway is approximately seven miles north east and provides access to Northampton. Junctions 10 and 11 of the M40 motorway are both approximately 18 miles west and Milton Keynes is some 8 miles south via the A5. Towcester racecourse and Silverstone Circuit are approximately 0.5 and 3 miles away respectively.

The property is situated in a prime position in the town on the A5 Watling Street East. The town has a variety of national and independent retailers, public houses and restaurants. Nearby occupiers include Waitrose, Costa Coffee, And So To Bed, Barclays Bank, Lloyds pharmacy, Towcester Mill Brewery and the newly opened 185 Watling Street Pub and Kitchen.

## Demographics

Towcester town centre has an approximate population of 9,200 persons which is set to increase considerably due to the Towcester South redevelopment. The proposal is for 2,750 new homes, employment land, two primary schools and various amenities and services. The development will provide 4,125 construction jobs and see an influx of residents to the town.

The recent regeneration of Moat Lane has provided additional homes and will provide further commercial property opportunities in the town centre. The recent relocation of South Northamptonshire Council has also seen an increase in the number of people living and working in the town.

## Description

The property comprises an imposing and unlisted, two storey, end of terrace Georgian building and until recently has been in use as a banking hall. The accommodation is laid out over two floors with a large basement and strong room. The ground floor retail space has been partitioned but these could easily be removed and the space reconfigured to provide open plan accommodation. Throughout the building there are period features including timber panelling, ornate cornicing, high ceilings and original timber sash windows. The premises also benefits from gas fired radiator heating.

The property has potential to extend into the roof space at first floor level and would be suitable for alternative uses including restaurant or licenced premises, subject to obtaining the necessary planning consents.

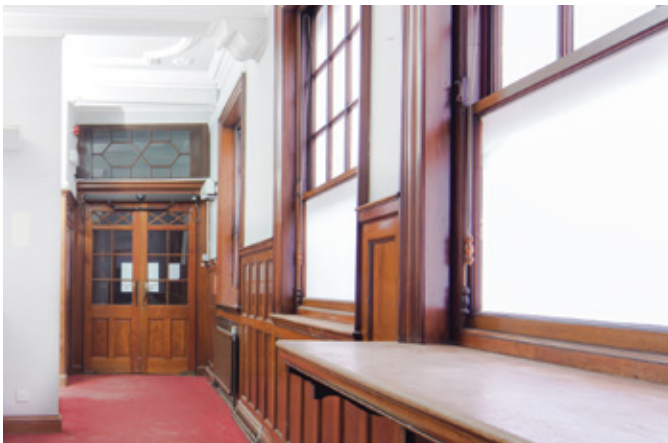
## Accommodation

The property provides the following approximate net internal areas:

	Sq. m.	Sq. ft.
Ground Floor retail	101.25	1,090
First Floor ancillary	32.43	350
Basement ancillary	58.34	628
<b>Total</b>	<b>192.02</b>	<b>2,068</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £28,000 per annum exclusive.





## Planning

The property has the benefit of A2 consent under the Town and Country Planning (Use Classes) Order 1987 (as amended). Favourable Pre Application advice has been received from South Northamptonshire Council in relation to change of use to A4 Drinking Establishments. Please contact Berrys for more information.

## Services

The property is connected to all mains services however the agent has not tested these services and interested parties are advised to make their own enquiries.

## VAT

All prices, premiums and rents etc. quoted are exclusive of VAT which is not payable.

## Business Rates

According to the Valuation Office website the property has a Rateable Value of £14,750. Any rates payable should be confirmed with the relevant Local Authority.

## Local Authority

South Northamptonshire Council, The Forum, Moat Lane, Towcester, NN12 6AD

Telephone - 01327 322322

## Legal Fees

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

## Viewing

Strictly by appointment only through sole agent. Please contact:

Duncan Batty MRICS  
01327 356140  
duncan.batty@berrys.uk.com







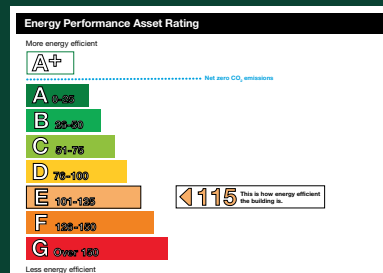
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