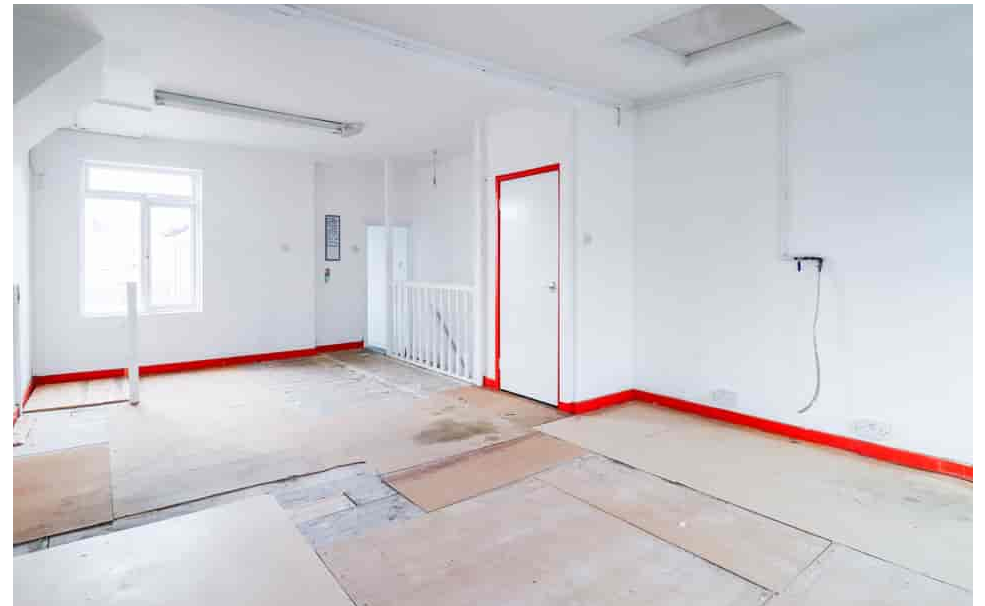
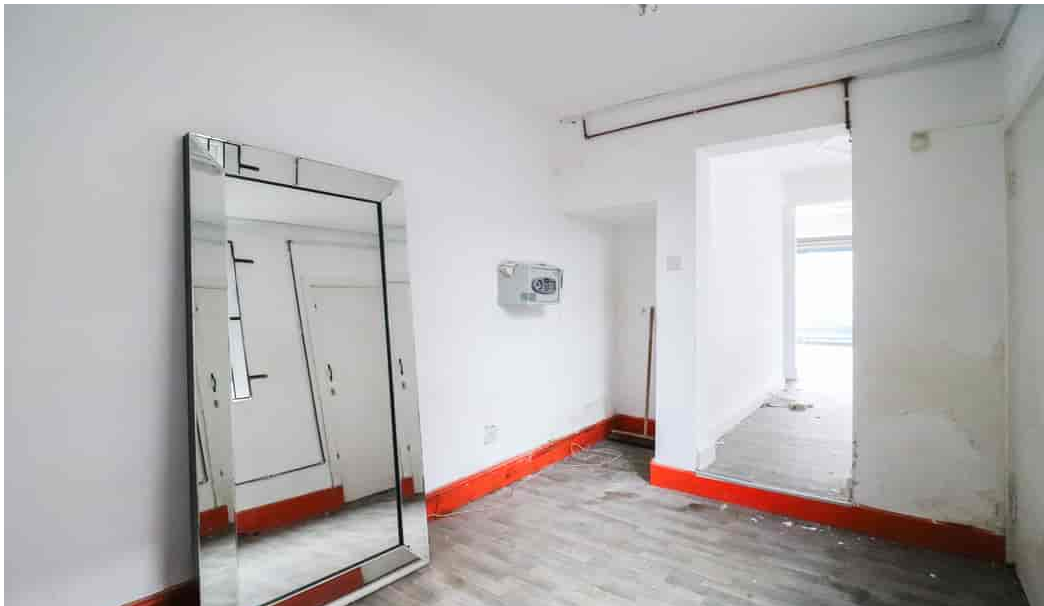




THE ESTATE AGENTS  
1977



55 St Leonards Road, Northampton NN4 8DL  
£1,400 pcm



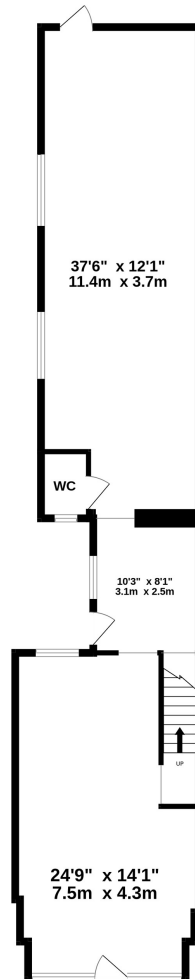
## PROPERTY DESCRIPTION

The Estate Agents are pleased to present this vacant retail premises, on the popular and busy St Leonards Road, Far Cotton. The property is available for immediate let and has versatile space set over two floors. Previously Express Ironing Services, the shop would suit a wide range of retail uses with St Leonards Rd enjoying a good level of footfall and traffic. St Leonards Rd sits just south of the town centre close to the university, train station and Delapre Abbey.

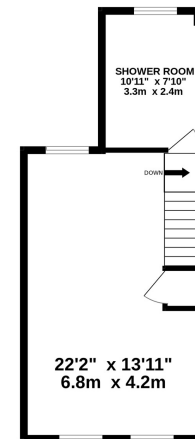
## POINTS OF INTEREST

- Retail Premises
- Available Immediately
- Versatile Space
- Would Suit A Variety Of Uses
- Within Easy Reach Of Northampton University, Train Station & Delapre Abbey
- Approx. 1273 Sq Ft

GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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