



THE ESTATE AGENTS  
1977





**Bridge Street, Northampton NN1 1NT**  
**Per Annum £52,000**

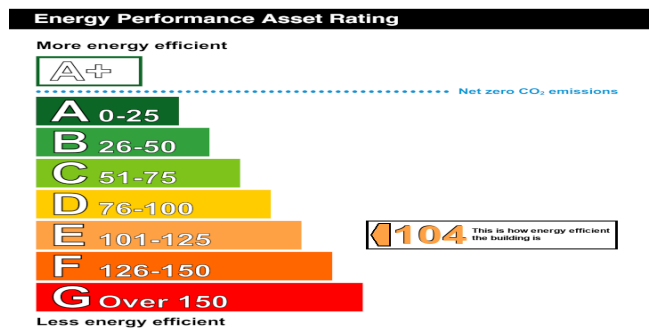


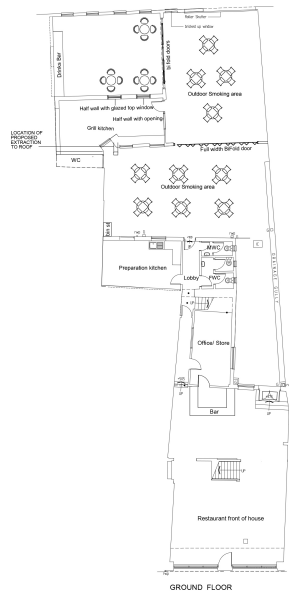
## PROPERTY DESCRIPTION

The Estate Agents are proud to present a very rare opportunity to lease this prime commercial property on Bridge Street, Northampton town centre. The main building is approximately 4600 square feet and set over four floors, with additional basement storage. The property which boasts some stunning original features occupies a prominent position on one of the town centres busiest and vibrant streets. The former estate agents and offices has been granted permission for change of use to a restaurant, including outside dining at the rear and further covers via converting the barn also located at the rear of the property. 24 Bridge Street dates back to the early 19th century, is grade II listed and sits within the All Saints conservation area. With high footfall these premises have the potential to be very lucrative for a variety of independent or franchise eateries.

## POINTS OF INTEREST

- Stunning Commercial Property
- Four Floors
- Change Of Use To A Restaurant Granted
- Prominent Position On One Of The Town Centres Busiest Streets
- Approx., 4600 Sqft (Main Building)
- Barn And Outdoor Area At The Rear
- Grade II Listed
- Available On A 15 Year FRI Lease
- Available Immediately With 3 Months Rent Free (Ex. Vat.)
- £52,000 Per Annum (Excluding Vat.)





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



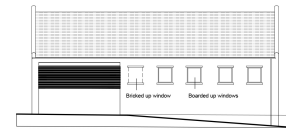
FRONT ELEVATION EAST



SIDE ELEVATION/ SECTION - NORTH



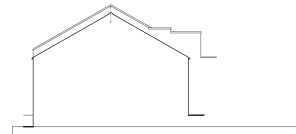
REAR ELEVATION FROM REAR YARD



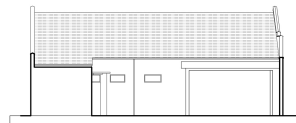
REAR ELEVATION FROM KINGSWELL STREET



SIDE ELEVATION/ SECTION - NORTH



SOUTH ELEVATION OF THE BARN



EAST ELEVATION OF THE BARN