

**MODERN MOTOR RETAIL PREMISES TO LET**  
**The Causeway,**  
**Great Billing,**  
**Northampton, NN3 9BZ**



*Photograph taken January 2005*

**Location**

- The property is situated directly opposite the Billing Aquadrome approximately three miles south east of Northampton Town Centre close to the A45 and next to a busy garden centre housing several retail units.

**Description**

- Vacant fitted modern car dealership with ancillary workshop and office accommodation to the first floor. Used car display and general car parking are provided.
- The property offers potential alternative uses such as wider automotive related uses, retail or leisure subject to obtaining the necessary planning consent. B1, B2 and B8 uses would also be likely to be permissible.

### Accommodation

- The property comprises the following approximate gross internal area:-

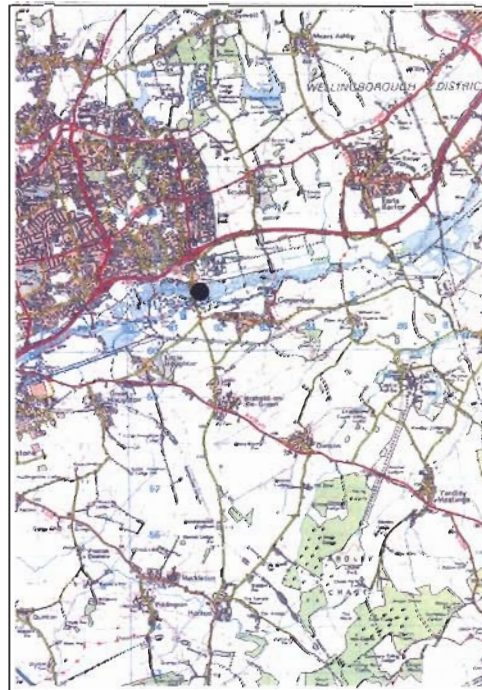
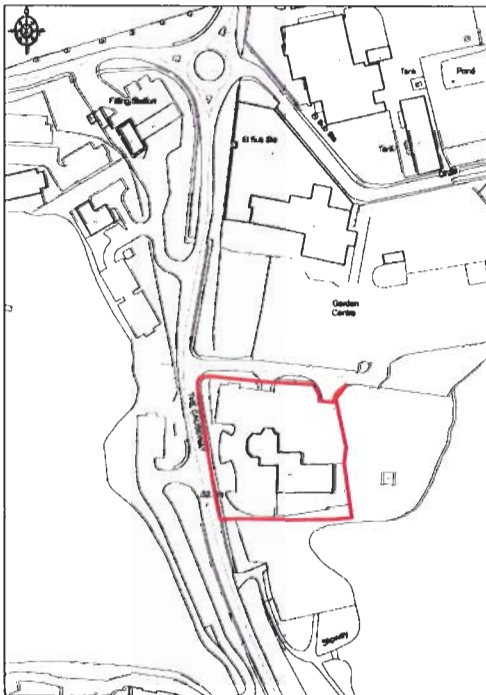
<b>Description</b>	<b>Sq Ft</b>	<b>Sq M</b>
Showroom 1 and Offices	3175	295
Showroom 2	3167	294.5
Reception	452	42
Workshop	3617	336
Valet Bay	818	76
Stores	517	48
Parts	603	56
Offices	404	37.5
<b>Total</b>	<b>12755</b>	<b>1185</b>

<b>Car Parking</b>		
Used Car Display Spaces	50	
General Parking	50	
Secure Compound	22	

<b>Site Area</b>	1.5 acres	0.61 hectares
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### Rateable Value

- £134,000 (effective from 1<sup>st</sup> April 2005).

### Terms

- Vacant possession is immediately available.
- Rent £110,000 per annum.

### Viewing

- The premises can be adequately viewed from the adjoining highway but if an internal inspection is required, please contact ourselves to make an appointment.

**Bill Bexson**  
**Strutt & Parker**

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Subject To Contract – November 2005