



35-37 St Giles Street, Northampton, Northamptonshire
NN1 1JF

FileNo/2026/AL

35-37 St Giles Street

Northampton, Northamptonshire, NN1 1JF



Agreement

To Let



Detail

Retail / Cafe



Rent/Price

£35,000 pax exclusive



Size

123.10 sq m
(1,325 sq ft)
plus
basement of 54 sq m
(581 sq ft)



Location

Northampton,
NN1 1JF



Property ID

FILENO/2026/AL

For Viewing & All Other Enquiries Please Contact:



Amanda Lawrence

AssocRICS

Senior Surveyor

T: 01604 604070

M: 07814 739051

E: amanda.lawrence@eddisons.com

Property

The property comprises a double fronted mid-terrace retail unit with accommodation over ground and lower ground floor, the property currently trades as Lawrence's Coffee House, having having a history as such dating back to 1864.

The retail space is largely open plan and is fitted with a mixture of carpeting, wooden flooring and lighting with large glazed windows to the front. There are male and female WCs and there is a kitchen/food preparation area at the rear of the premises.

The basement comprises a number of rooms which are currently used as storage.

Accommodation

The property has been measured on a Net internal area basis (NIA) in accordance with the RICS Code of Measuring Practice and we calculate that it provides the following floor area:-

Area	m ²	ft ²
Ground Floor retail Zone A	30.7	330
Ground Floor retail Zone B	20.2	217
Ground Floor retail Zone A	25.3	272
Ground Floor retail Zone B	6.1	66
Ground Floor retail Zone C	6.0	65
Remainder	34.8	375
Basement	54	581
Total NIA	177.1	1,906

Services

We understand that mains water, electricity and drainage supplies are all available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has traded for many years as a café which falls under Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended)..

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: West Northants Council
Description: Shop and Premises
Rateable Value: £25,750
Period: 2026-2027

Estimate your business rates at – GOV.UK

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Energy Performance Certificate

The property has an EPC rating of (D) 85

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£35,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance, and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective parties prior to instruction of solicitors.

Location

Northampton is the county town with a population of approximately 245,899. St Giles Street is one of the main secondary High Streets in Northampton town centre and comprises a mixture of independent and national operators together with other restaurants and cafes.

Nearby occupiers include Bonds Jewellers, Stonhills Estate Agents, Granbies, Warhammer, St Giles News, Motorcise together with a number of other eating establishments.

Northampton has good road and rail communications with hourly train services to London and roadlinks to the M1 at junctions 15, 15A and 16, and additionally to the A14 and the North.



[///rats.highs.cult](https://rats.highs.cult)

lorthampton+NN1+1JF/@52.2304129,-0.88039,12.8z/data=!4m6!3m5!1s0x48770edb88289541:0x99c601d146078222!8m2!3d52.2375345!4d-0.8927568!16s%2Fg%2F11b8z4cqmk?...



