

Four Storey Retail Unit

To Let



33 St Giles Street, Northampton, Northamptonshire,
NN1 1JF

FileNo/2026/KO



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Northampton, Northamptonshire, NN1 1JF



Agreement

To Let



Detail

Retail



Rent/Price

£22,500 pax



Size

129.92 sq m
(1,398 sq ft)



Location

Northampton,
NN1 1JF



Property ID

FILENO/2026/KO

For Viewing & All Other Enquiries Please Contact:



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Property

The property is a four-storey Victorian building comprising basement, ground and two floors above, with a small rear courtyard.

The retail unit provides an L shaped open planned space with a staircase to the left rear of the building which leads to the basement and upper floors. There is a WC at first floor level along with two separate rooms currently used as more retail / sales space. The second floor is used mainly for storage and staff facilities.

There is roadside parking on surrounding streets.

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 this it provides the following floor area:-

Area	m ²	ft ²
Ground Floor	34.38	370
First Floor	34.66	373
Second Floor	29.27	315
Basement	31.59	340
Total NIA	129.92	1,398

Services

We understand that mains water and drainage together with electric are available and connected to the property. There is no gas.

The services 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

We understand that the property has consent for class E Retail use of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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: £11,500
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

An EPC is available on request from the agent. Band E expires January 2033.

Tenure

The property is available to let on a new full repairing and insuring lease for a term of years to be agreed

Rent/Price

£22,500 per annum exclusive

Service Charge

There is no service charge

VAT

VAT is not applicable to the rent.

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, Stonehills 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.

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