



77 Adnitt Road
Northampton, NN1 4LL



Derran Dooley

Partnered With

Simpsons
Property Experts

Prime Class E Retail Unit – Abington, Northampton

Occupying a prominent corner position at the junction of Adnitt Road and Stimpson Avenue, this well-positioned commercial unit sits just a short walk from Wellingborough Road and benefits from excellent visibility and regular passing trade.

The property would be particularly well suited to hairdressers, beauticians, therapists, professional services or office use, with its flexible Class E classification offering scope for a variety of businesses.

The ground floor provides a bright and welcoming retail space with a large shop frontage, giving the premises excellent street presence from both Adnitt Road and Stimpson Avenue.

A useful basement level provides additional practical space including a WC, kitchen area and separate storage room, making it an ideal setup for an independent business looking for both customer-facing and back-of-house accommodation.

Key Features: Prominent corner position • Class E use • Large shop frontage • Excellent street visibility • Basement with WC, kitchen & storage • Short walk from Wellingborough Road • Well-connected Abington location • Rent: £750 PCM

A great opportunity for an independent business looking for an affordable, visible and versatile premises in the heart of Abington.

£750



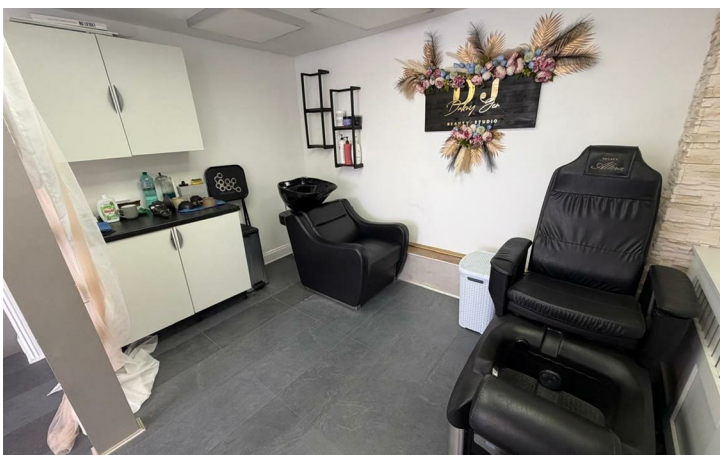
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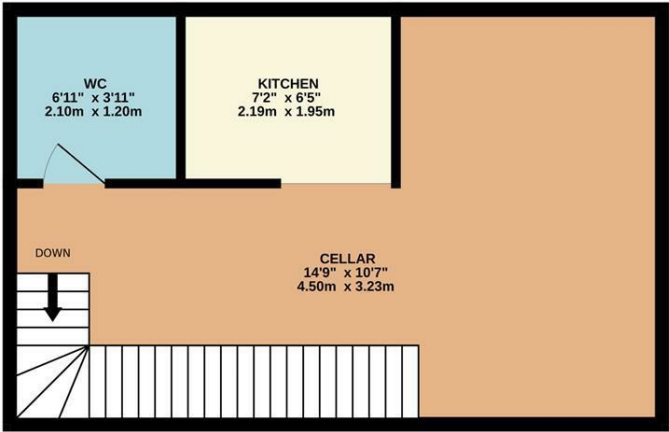
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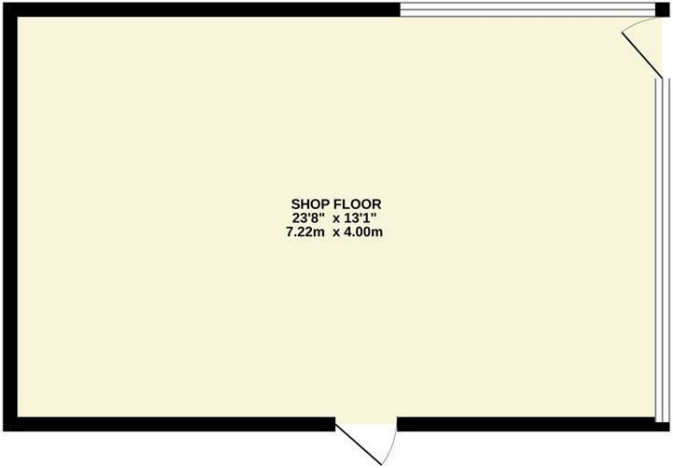
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GROUND FLOOR

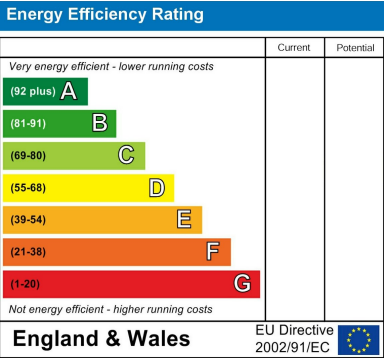


1ST FLOOR



TOTAL FLOOR AREA : 585sq.ft. (54.4 sq.m.) approx.

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