

# TO LET

1.8 Acres (0.73 Hectares)

- Prominent location
- Previously used as a cafe and HGV lorry park
- Suitable for alternative uses (STP)



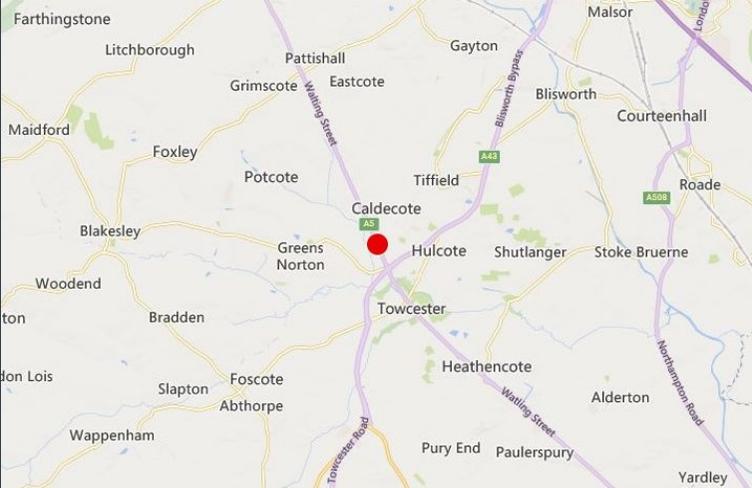
**Ex Jacks Hill Cafe**  
Watling Street, Towcester, NN12 8ET

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The subject site is situated upon the heavily trafficked A5 Watling Street approx. . 0.25 miles to the north of the popular market town of Towcester and the busy A5/A43 roundabout junction.
- Towcester is growing rapidly, courtesy of a planned residential extension to the south of the town. Work is underway in respect of a bypass which will filter traffic around the town centre and unlock further expansion of the town to the south west.
- Land opposite the subject site is allocated in the Local Plan for employment use. Junction 15a of the M1 is 6 miles to the north. Milton Keynes is 8 miles to the south.

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**Google Maps**

Click here



## DESCRIPTION

- Prominent roadside site previously used as Jacks Hills Café.
- There is an extensive roadside frontage to Watling Street which is an established vehicle access point leading to a tarmac car park at the front and a surfaced area to the rear, which was previously used for a lorry park for up to 50 units and trailers.
- The property is suitable for a number of uses (STP).

## TERMS

Available by way of a new FRI lease for a term to be agreed.

Rent available on application.

VAT Applicable

## ACCOMMODATION

Ancillary offices/ stores	79.43 SQ M	855 SQ FT
Site area	0.73 HECTARES	1.8 ACRES
<b>Total</b>	<b>0.73 HECTARES</b>	<b>1.8 ACRES</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D & E

**Business Rates:** Rateable value: £38,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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