

**CHAPLINS
105 ST MICHAELS ROAD
NORTHAMPTON
NN1 3JT**

**DUE TO RETIREMENT
AVAILABLE FREEHOLD OR LEASEHOLD**



- **Fully fitted out dance studio with four dance floors**
 - **Fixtures and fittings available**
 - **Circa 9,000 sq ft arranged over three floors**
- **Changing rooms, showers, locker rooms and reception/café area**
 - **Car parking to the rear with access off Kettering Road**

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk

LOCATION

The property is situated on the north side of St Michaels Road, which is a one way road linking The Mounts with Kettering Road (A43) and forms part of the town's inner ring road. Northampton town centre is within easy walking distance, being approximately ¼ mile to the west, where all the usual national multiples and services can be found. Further along St Michaels Road there are two Northampton University Campuses and the Law Courts whilst opposite is the Jaguar car dealership. Residents and time restricted on-street car parking is available along St Michaels Road.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

DESCRIPTION

The property comprises a three storey converted factory building of brick construction under slated pitched roofs incorporating uPVC double glazed windows to the upper floors and part of the ground floor. The building is believed to have been constructed in the late 1800's. There is a single storey extension of brick construction under a monopitched corrugated roof which now houses the changing rooms and WC facilities.

The ground floor is divided into reception area with stairs off to all floors, the main hall and changing rooms to the rear. The main hall is fitted out with a suspended ceiling, stage and concrete floor which is overlaid with a timber sprung floor. Directly off the main hall are the changing rooms, showers and WC facilities. On the first floor there are a further two dance halls, storage facilities and on the second floor a further dance hall, storage/office, kitchen and WC facilities.

To the rear we understand there is parking for four vehicles in a two by two tandem configuration with access under an archway off Kettering Road.



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Accommodation briefly comprises:

<u>Ground floor</u>	
Reception	102.5 m ² / 1,103 sq ft
Main hall	142.12 m ² / 1,530 sq ft
Changing rooms	705 sq ft
Gross internal ground floor area	331.6 m² / 3,569 sq ft
Basement	
	23.56 m ² / 254 sq ft
<u>First floor</u>	
Studio/store	97.34 m ² / 1,048 sq ft
Rear hall	142.12 m ² / 1,530 sq ft
Gross internal first floor area	240 m² / 2,578 sq ft
<u>Second floor</u>	
Studio/kitchen/WCs	97.34 m ² / 1,048 sq ft
Total gross internal floor area	834.17 m² / 8,979 sq ft

SERVICES

We understand that the property benefits from all mains water, gas and electricity supplies with drainage into the mains drainage system. There are two gas boilers, one on the ground floor and the other on the second floor which provides hot water and some heating.

We have not carried out any tests or inspections of the services and cannot therefore guarantee their suitability and interested parties should make their own investigations.

RATING DETAILS

We understand the property has the following rating assessment:

Description	Stage school and premises
Rateable Value	£14,000
Uniform Business Rate 2011/2012	43.3 pence in the £
Rates Payable	£6,062 per annum

The property may benefit from Small Business Rate Relief. Interested parties should make their own enquiries of the Rating Authority at the combined information service for Northampton and Wellingborough (telephone 01933 231604)

PLANNING

The property has been used for a number of years as Chaplins Dance Studios. We understand that planning consent was granted for change of use of the ground floor to Stage/Dance School in 2004 (application N/2004/283) and also for change of use of the first floor from Hairdressing Salon to extension of Dance School (application N/1996/127). We believe the current use falls within Class D2 use, however this should be verified and interested parties are advised to make any enquiries direct to Northampton Borough Council/WNDC telephone 01604 837837.

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FIXTURES AND FITTINGS

The fixtures and fittings, to includes LAX sound desk, Super Aurora lighting desk, Yamaha speakers, lighting rigs, video screen, circa 80 chairs, 8 round tables, 130 lockers, microwave, fridge, shop electronic till, are available at a premium of £7,500.

TERMS

The property is available either leasehold or freehold.

Leasehold

The property is available on a new lease for a term to be negotiated at a net initial rental of £24,000 per annum exclusive subject to five yearly upward only rent reviews.

Freehold

The property is available freehold with vacant possession at £285,000 subject to contract.

VAT

The prices and rents quoted are exclusive of any VAT that the vendor may have a duty or choose to impose.

A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.leasingbusinesspremises.co.uk

VIEWING AND FURTHER INFORMATION

Strictly by appointment only with the agents:-

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