

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

Popular Main Road Location

Lock Up Retail Unit To Let

243 Wellingborough Road
Northampton
NN1 4EH



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Location

The property occupies a prime retail location on the north side of Wellingborough Road in this established popular retail parade. The property forms part of the former Classix development and adjoins Thai Emerald Bar/Restaurant and Thackerays with other nearby occupiers including Barclays Bank, Lloyds TSB, Sainsburys, Two Seasons and a number of other specialist retailers. On-street car parking is available immediately outside the property.

Northampton is a strategically located regional centre with a population in excess of 212,000 and a catchment of approximately 280,000. Lines of communication have improved and the town is now accessible to the M1 Motorway via Junction 15, 15A and 16 whilst the A14 (A1/M1 link road) lies 16 miles northeast of the town.

Description

The property comprises a self-contained lock-up retail unit developed in the late 1980s and provides a split-level sales area with storage and wc facilities to the rear. The accommodation is fitted with spot lighting and electric storage heaters.

Accommodation

The accommodation briefly comprises:-

Gross frontage	15 ft / 4.57 m
Internal width	13 ft 10 in / 4.22 m
Sales depth	32 ft / 9.75 m

Total net usable sales area: 450 ft² / 41.80 m²

Rear stores	119 ft ² / 11.05 m ²
WC facilities	

Total net usable floor area: 562 ft² / 52.21 m²

Services

The property is fitted with mains water and electricity supplies with drainage into the main drainage system.

Rating Details

We understand that the property has the following rating assessment:

Rateable Value	£9,100
Uniform Business Rate for the year 2014/2015	48.2 pence in the pound
Rates Payable	£4,386.20 per annum

The property may be subject to Small Business rate relief. Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Planning

The property is available for retail uses falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987. The property may lend itself to alternative uses subject to planning and Landlord's consent. Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

Terms

The property is available on an assignment of an existing full repairing and insuring lease expiring on 13th July 2018 at a current rental of £13,500 per annum exclusive subject to 3 yearly upward only reviews.

Legal Costs

The ingoing tenant to be responsible for the Landlord's proper reasonable costs incurred with the granting of a new lease.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

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Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

A Code of Practice for Commercial Leases

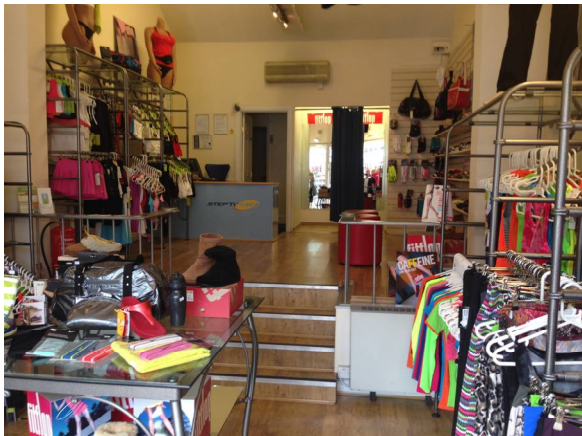
ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.lettingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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Albion House
Victoria Promenade
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Contact: Robin Ungemuth



Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.
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