

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

**TO LET  
GROUND FLOOR SHOP**

**LION HOUSE  
WELLINGTON STREET  
NORTHAMPTON  
NN1 3AS**



- **Modern Retail Shop Unit**
- **Three Large Display Windows**
- **Open Plan Sales Space Approximately 672 ft<sup>2</sup> (62.43 m<sup>2</sup>)**
- **Prime Secondary Location off Abington Street**

**Location**

The premises are positioned in a pedestrianised area a few yards from Northampton's prime retail area. Nearby traders include: Marks & Spencer, BHS, Clintons Cards, River Island, H & M, Edinburgh Woollen Mills, Sportsworld, Greggs, Specsavers, Tesco Metro, HSBC Bank and an entrance to the Grosvenor Centre.

There is a surface car park a few yards away and multi-storey nearby.

Northampton is the County Town and has an urban population of approximately 200,000 and a catchment of approximately 230,000. The town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. The town has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

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#### Description

The premises comprise an open plan ground floor shop with a sales area of approximately 672 ft<sup>2</sup> / 62.43 m<sup>2</sup> with three large display windows to Wellington Street frontage.

The property benefits from a modern suspended ceiling with recessed lighting.

Kitchenette  
WC/disabled facility

#### Lease Terms

The property is available on a new FRI lease with terms to be agreed. The initial rent is £13,500 per annum exclusive.

#### Rating Details

We are advised that the Rateable Value is £15,250 and the Business Rates payable 2014/2015 are £7,182.75.

Interested parties should telephone the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691) to confirm these figures are correct.

#### 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.

#### 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](http://www.lettingbusinesspremises.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
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.
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
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