

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)

## BUSY MAIN ROAD RETAIL UNIT

## TO LET ON ASSIGNMENT

5 Alexandra Terrace, Kingsthorpe, Northampton NN2 7SJ

## COMPETITIVE RENT



- Retail accommodation on ground and first floor
- Large panelled basement, double garage and rear loading
- 1,668.41 ft<sup>2</sup> / 155 m<sup>2</sup> approximately
- Available on an assignment at a rental of only £12,000 per annum exclusive

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#### Location

The property is situated on the primary retailing parade of Kingsthorpe close to the intersection of Harborough Road and Welford Road and in one of Northampton's busiest and most popular shopping suburbs. The property is situated on the western side of Harborough Road opposite Yelvertoft Road and with nearby and adjacent occupiers including Boots Chemist, Lloyds TSB, Nationwide, The Framing Centre, KFC, Waitrose and a host of other well known local retailers and national multiple occupiers.

#### Description/Accommodation

The property comprises a retail premises arranged on ground and first floor (internal stairway) plus basement storage and garaging with rear access and roller shutter door.

At high street level the unit offers a retail area with an auxiliary storage/office space to the rear with access to the basement and first floor. The basement area consists of two large storage rooms that lead to the garage and loading bay.

The first floor comprises a large bay window office overlooking the frontage of the property, with a further two smaller offices overlooking the rear. A toilet with washing facilities is also located on the first floor.

#### Floor Areas:-

Shop Frontage	-	4.7 m / 15.42 ft
Shop Depth	-	7.51 m / 24 ft 8 in
Shop Retail Area	-	33 m <sup>2</sup> / 356 ft <sup>2</sup>
Rear Store Room	-	17.83 m <sup>2</sup> / 192 ft <sup>2</sup>
<b>Total Ground Floor</b>	-	<b>50.91 m<sup>2</sup> / 548 ft<sup>2</sup></b>
Basement	-	70.88 m <sup>2</sup> / 763 ft <sup>2</sup>
First Floor	-	31.87 m <sup>2</sup> / 343 ft <sup>2</sup>
<b>Total net usable floor area</b>	-	<b>153.66 m<sup>2</sup> / 1,654 ft<sup>2</sup></b>

#### Rating Details

Shop and Premises	-	Rateable Value £13,000
Rates Payable 2014/2015	-	£6,123.00 per annum

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

#### Terms

The property is available on assignment of a 10 year lease from October 2012 which incorporates a break option in October 2017. The passing rental is £12,000 per annum exclusive, subject to 5 yearly reviews.

#### Premium

A nominal premium of £5,000 is required for the benefit of the lease and to cover legal costs.

#### Legal Costs

#### 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:-

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