

Busy Shop to Let

49 Drapery, Northampton NN1 2EU

Adjacent North Gate Bus Station



- **Extremely prominent shop property available immediately on a new lease for a term to be agreed**
- **Adjacent O'Neills, nearby North Gate Bus Station, Debenhams, Nat West, Spar, Boots, McDonalds etc**
- **Comprising lock up shop with ancillary storage and toilet/wash facilities**

Location/Description

This extremely prominent shop property is situated on the north western end of Drapery adjacent to O'Neills and close to the recently developed North Gate Bus Station. Other adjacent and nearby occupiers include Nat West, Debenhams, McDonalds, Boots, New Look and the subject property is situated adjacent to a pedestrian crossing, directly opposite the main entrance to Northampton's historic market square.

The property comprises a lock up shop with prominent plate glass display frontage to Drapery within an attractive Grade II listed building. The accommodation comprises open plan sales with a toilet and wash hand basin at the rear together with ancillary storage.

Accommodation

Sales - 420 sq ft (39 sq m)
Stores/ancillary - 25 sq ft (2.3 sq m)
Toilet with wc and wash hand basin

Services

We understand that the property has the benefit of mains water, electricity and sewerage connections. None of the services or services connections have been tested and the ingoing lessees should rely on their own enquiries and inspection.

Rating Details

The property has the following rating assessment:

Shop and premises - £15,000

For further information, details of rates payable and any reliefs or other discounts please contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Town Planning

The subject property has recently been occupied as a tanning and beauty centre whilst it has previously been used for many years for high class fashion retail, although further and better enquiries should be made to the Planning Authority, Northampton Borough Council (tel: 01604 837837).

Lease Terms

The property is available by way of a new lease for a term to be agreed with rental offers sought in excess of £14,000 per annum exclusive.

Value Added Tax

All figures quoted are exclusive of any VAT which the owners have a duty or choose to impose. The ingoing lessees should obtain their own advice in this regard.

Energy Performance Certificate

A copy of the summary is attached to these particulars whilst a full paper or electronic copy of the EPC and Recommendation Report is available on request and entirely free of charge.

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.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the sole agents:-

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Colliers International
Telephone: 0121 265 7500
Contact: Adam Caldwell

Energy Performance Certificate

Non-Domestic Building



49 Drapery Road
NORTHAMPTON
NN1 2EU

Certificate Reference Number:
0740-0239-1089-9196-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

◀ **103** This is how energy efficient the building is.

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	53
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ³):	125.25

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 If typical of the existing stock

Disclaimer

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- (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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