

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

New to the Market Corner Business Unit with A1 and A2 Consents

**St John's Street / Swan Street
Northampton
NN1 1HA**



- **New retail unit in shell form – ready for tenant's fit-out. A1 and A2 uses.**
- **Opposite new Student Halls of Residence with 464 bedrooms.**
- **Opposite St Johns multi storey car park with 585 spaces.**
- **Forming part of the ground floor of Bloomsbury House comprising 130 flats.**
- **Total internal floor area approx 685.92 ft² (63.72 m²).**
- **Windows to two frontages.**
- **Opposite the new Premier Inn (under construction)**

Location

The property forms part of the ground floor of Bloomsbury House which comprises 130 flats. It is positioned on a corner site opposite the new Halls of Residence for Northampton University which comprises 464 student rooms. St Johns multi storey car park is also opposite and comprises 585 parking spaces together with some offices.

Located within the Cultural Quarter of Northampton Town Centre, the unit is positioned between Guildhall Road and Victoria Promenade, only a few yards from the construction of a new Premier Inn hotel.

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Description

This ground floor lock up unit is offered in 'shell' form providing a blank canvas for a tenant to fit out to their own requirements.

Total floor area – 685.92 ft² (63.72 m²) approx

It should be mentioned that toilet and kitchen facilities have not been installed although we understand mains service supplies are available for the unit. This has not been checked.

Rating Details

The premises will need to be assessed.

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

Terms

The unit is available by way of a new lease on terms to be agreed. The net initial rental is £8,750 per annum exclusive.

Planning

The property has the benefit of A1 Retail and A2 Office use as granted under Planning Application N/2004/1071 with permitted opening hours of between 8 am and 10 pm Mondays to Sundays.

Services

We understand mains water, electricity and drainage are connected although this has not been checked. Interested parties should satisfy themselves that adequate services are provided for their proposed use.

Legal Costs

Each party to be responsible for their own respective legal costs throughout.

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.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants	Tel: 01604 629988
Albion House	Fax: 01604 626247
Victoria Promenade	Email: ru@abbeyrossgb.com
Northampton NN1 1HH	Contact: Robin Ungemuth

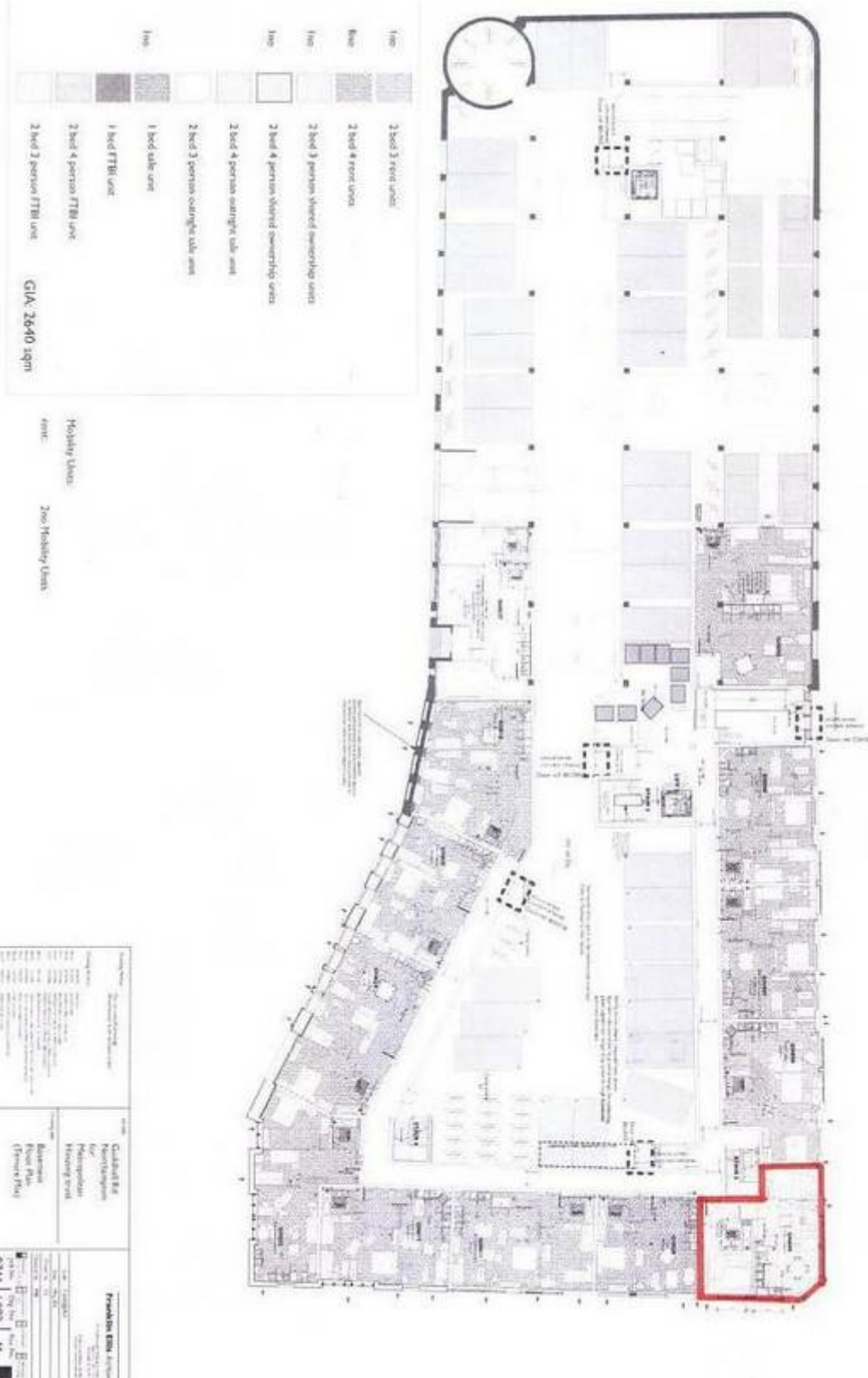
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