

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

Town Centre Retail Premises

55 St Giles Street
Northampton
NN1 1JF

To Let



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

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

Location

This attractive property is situated in the heart of Northampton Town centre and Cultural Quarter, on the north side of St Giles Street which is a popular and busy retail thoroughfare. This location benefits from on-street parking and also being one of the town's primary bus set down points.

Nearby occupiers include; the town centre main Post Office, a number of restaurants, bakers and a variety of national and local retailers.

Description

The property comprises a three storey over basement building having a slated roof with rendered and painted front elevation. Gas fired radiator central heating is installed (not tested) and the majority of the windows are double glazed. A right to park two cars in the car park will be granted.

The unit comprises open plan ground floor sales area benefiting from a large display frontage, ground floor kitchen and rear access. The upper floors comprise offices and toilets. There is a basement.

| Accommodation | | Sq Ft | Sq M | |
|----------------------|---|--------------|----------------------|--|
| Internal frontage | - | 19 ft 3 in | 5.87 m | |
| Ground floor sales | - | 414 sq ft | 38.46 m ² | with suspended ceiling and recessed lighting |
| Kitchen approx | - | 83.4 sq ft | 7.75 m ² | |
| First floor office 1 | - | 100 sq ft | 9.3 m ² | |
| First floor office 2 | - | 345 sq ft | 32 m ² | |
| Two toilets | | | | |
| Second floor office | - | 430 sq ft | 39.95 m ² | |

Terms

The premises are available to rent on a new lease with terms to be agreed. The net initial rent is £19,500 per annum exclusive.

Planning

We understand the property has a long established A2 (office/professional) use as defined under the Town and Country Planning Use Classes Order 1987 which by extension includes A1 (Retail). Interested parties should verify that any intended use is appropriate to the permitted Planning Consent.

Rating Details

| | | |
|---------------------------------|---|----------------------|
| Rateable Value | - | £16,000 |
| Uniform Business Rate 2015/2016 | - | 49.3 pence in the £. |
| Rates payable 2015/2016 | - | £7,888.00 |

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

Legal Costs

The ingoing tenant to be responsible for the Landlord's reasonable 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.leasingbusinesspremises.co.uk

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

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

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
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;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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