

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 / For Sale

**8-10 Gold Street  
Northampton  
NN1 1RS**



**Prime A3 Bar and Restaurant / Nightclub  
1,993 ft<sup>2</sup> Sales Area plus 1,235 ft<sup>2</sup> ancillary**

- Town Centre Location
- Managers Flat also available separately
- Fully licenced until 3.30 am
- Includes basement, kitchens, customer and staff toilets and ancillary
- External seating areas
- Available for immediate occupation

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#### Location

The property is situated on the northern side of Gold Street, close to the junction with the Drapery and in Northampton's primary bar / restaurant / nightclub circuit. Nearby and adjacent occupiers include McDonalds, JD Wetherspoon, O'Neills, Inventive Leisure/Revolutions and the Sol Central Development at the western end of Gold Street incorporating a Multiplex Cinema, Casino, Restaurants, Bars, Health and Fitness Suites and Hotel. Nearby and adjacent retails include Circus, H Samuel, Wilkinsons, Pound Stretcher, Argos, Yorkshire Bank and Peacocks.

#### Description

The property, previously occupied by Groove Nightclub, comprises 8-10 Gold Street and provides ground floor bar/restaurant/nightclub accommodation with basement kitchens, staff areas, customer and staff toilets and storage. There is a two bedroom flat with separate access available by separate negotiation. The property is Grade II Listed.

#### Accommodation

Ground Floor (plus forecourt seating area)	1,993 ft <sup>2</sup>	185.2 m <sup>2</sup>
Basement	1,235 ft <sup>2</sup>	114.7 m <sup>2</sup>
<b>Total</b>	<b>3,228 ft<sup>2</sup></b>	<b>299.9 m<sup>2</sup></b>
First Floor Residential	884 ft <sup>2</sup>	82.1 m <sup>2</sup>

The property has independent loading access from College Street, the unit has been extensively fitted out by the previous occupants but we make no warranty in terms of ownership of fixtures and fittings nor with regard to services and service connections.

#### Lease Terms

The property is available by way of an assignment of the existing lease with ten years remaining or on a new lease on terms to be negotiated at a rental of:

Ground Floor and basement: £27,500 per annum exclusive.

The two bedroom flat is available by separate negotiation.

Freehold price on application.

#### Rating Details

The property currently has a combined Rateable Value with 2-6 Gold Street and will therefore need to be reassessed.

The current rate in £ is 49.3 pence

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

#### Value Added Tax

We understand that no waiver of VAT exists and therefore VAT will be payable 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.

#### Licensing

We understand the property holds a Premises Licence for the sale of alcohol, nightclub and provision of live music between the hours of Monday to Saturday 8.00am to 3.30 am, Sunday 10.00am to 3.30 am.

Interested parties should make their own enquiries of the Licensing Authority.

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

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#### 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](mailto:ru@abbeyrossgb.com)  
Contact: Mr 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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