

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

TOWN CENTRE RETAIL PREMISES SITUATED WITHIN A POPULAR PARADE

A1 (Retail) and A2 (Office) Consents

To Let On Assignment

(Consideration will be given to granting an under lease subject to Landlord's consent)

**10 St Giles Street
Northampton
NN1 1JA**



Location

The property is situated in the heart of Northampton town centre, on the south side of St Giles Street, which is a popular and busy thoroughfare. The location benefits from on street car parking and also being one of the town's primary bus set down points. Nearby occupiers include: the town centre main Post Office, Ask Restaurant, Pizza Express, Adams the Bakers and a variety of national and local shops.

Description

The property comprises ground floor sales area benefiting from fully glazed display frontage with ancillary office/storage accommodation on the first and second floors.

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Accommodation

The accommodation briefly comprises:-

| | | |
|--------------------|---|--|
| Internal Frontage | - | 17 ft 8 in |
| Ground Floor Sales | - | 760 ft ² / 70.6 m ² |
| First Floor | - | 256 ft ² / 21.83 m ² |
| Second Floor | - | 315 ft ² / 29.26 m ² |
| Total | - | 1,310 ft² / 121.70 m² |

Rating Details

| | | |
|---------------------------------|---|---------------------|
| Rateable Value | - | £15,750 |
| Uniform Business Rate 2014/2015 | - | 48.2 pence in the £ |
| Rates Payable | - | £7,591.50 |

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

Terms

The property is available by way of an assignment of an existing lease at an initial concessionary rent of £20,000 per annum exclusive. Further details on request.

Planning

We understand the property has the benefit of both A1 (retail) and A2 (office) use as defined under the Town & Country Planning Use Classes Order 1987. Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

Legal Costs

The incoming 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.lettingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

| | | |
|--------------------------------|------------|--|
| AbbeyRoss Property Consultants | Telephone: | 01604 629988 |
| Albion House | Fax: | 01604 626247 |
| Victoria Promenade | E-mail: | ru@abbeyrossgb.com |
| Northampton NN1 1HH | 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;
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