

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)

## Town Centre Retail Premises also with A2 Planning Consent

30 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 on the corner of the junction with Castilian Street, adjacent to the main Post Office and one of the town's primary bus set down points. This is a busy thoroughfare with high footfall volumes. Almost opposite is pedestrianized Fish Street which links directly to Abington Street and the Grosvenor Centre – Northampton's prime retail pitch.

### Description

The property comprises a ground floor sales area benefitting from fully glazed display frontages to two elevations and with ancillary stores and toilets.

### Accommodation

Floor Area  
Ground Floor - 0.88 sq m / 741 sq ft

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#### Rating Details

We understand from the Valuation Office the property has a rateable value of £18,000 per annum.  
Rates payable 2015/2016 - £8,874.00 per annum

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01604 837307).

#### Terms

The property is available by way of a new lease for a term to be negotiated at a net initial rental of £18,500 per annum exclusive, subject to five yearly upward only reviews. Further details from the Agents.

#### Planning

We understand the property has the benefit of A1 (Retail) and A2 (Financial and Professional Services) as defined under the Town and Country Planning (Use Class) Order 1987 as amended.

Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

#### Legal Costs

The ingoing tenant to be responsible for the Landlord's reasonable legal costs.

#### Value Added Tax

The prices and rents quoted are exclusive of any VAT that the Landlord may have a duty or may choose to impose.

#### 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)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants	Telephone:	01604 629988
Albion House	Fax:	01604 626247
Victoria Promenade	Email:	<a href="mailto:ru@abbeyrossgb.com">ru@abbeyrossgb.com</a>
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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