

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

Character Northampton Building

AVAILABLE TO LET

The Old Schoolhouse
Adelaide Place
Northampton NN1 1AJ



- Partially fitted former nightclub close to Sol Central, main shopping and leisure districts
- Comprising approximately 5,381 sq ft (500 sq m) on ground and upper/mezzanine levels
- Available immediately on a new lease without premium

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Location/Description

The property is situated adjacent to Horseshoe Street and Gold Street within the central area of Northampton Town Centre with nearby and adjacent occupiers including Vue Cinema Multiplex, Ibis Hotel, Domino's Pizza, Argos and a host of other retail and leisure occupiers. The subject property is visible from Northampton's inner ring road (Horseshoe Street – A508) a short walk from the newly developed Castle Station (mainline rail – London Euston and Birmingham New Street within an hour travel time), there are multi-storey and surface level car parks adjacent to the subject.

Northampton is one of the UK's largest towns with a resident population of approximately 220,000, the town has undergone comprehensive regeneration in the recent past including a new bus station at North Gate, a new rail station at Castle Hill, St Peters Way Shopping Centre adjacent to the subject, Sol Central almost diagonally opposite the subject, large scale residential, retail and leisure developments within and alongside a burgeoning Cultural Quarter, Halls of Residence for University of Northampton, a new University Campus at Avon/Nunn Mills and a new Northamptonshire County Council Headquarters only a short walk from the subject.

The property comprises an attractive Grade II listed former schoolhouse building constructed in 1839 of cut stone construction under a pitched slate roof. Internally the accommodation has been partly fitted with a bar, DJ facilities, cellars, ladies and gents toilets, VIP rooms.

Accommodation

Ground Floor	-	2,863 sq ft
First Floor	-	2,152 sq ft
Mezzanine	-	366 sq ft
Total	-	5,381 sq ft (500 sq m)

Separate ladies and gents toilet facilities, cellar areas, office areas, VIP rooms and with separate stepped and ramped main access doors together with two fire escapes.

Town Planning/Licence

We understand that the property is Grade II listed and has the benefit of planning consent for A4 (Drinking Establishment) and Nightclub (Sui Generis) uses. It is considered that the property may be suited to conversion for A3 Restaurant/Café or A1 (Retail) uses. All planning enquiries should be directed to Northampton Borough Council who are the local planning and licencing authority. Telephone 01604 837837.

We understand that the premises which are currently closed previously had an alcohol and entertainment licence with the following hours:

Monday – Wednesday	10 am – 2am
Thursday	10 am – 3 am
Friday and Saturday	10 am – 4am
Sunday	noon – 2am

Rating Details

The property has a rateable valuation of £34,000. For further information or for details of any reliefs available please contact the local rating authority, Northampton Borough Council. Telephone 01604 837307.

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

Energy Performance Certificate

A summary of the Energy Performance Certificate (EPC) is contained within these particulars. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request

Terms

The property is now available on a new lease with rental offers invited in the region of £30,000 per annum exclusive. We understand that VAT is not payable in respect of the lease rental but prospective tenants should seek their own advice in this regard. There is no lease premium required and the property includes any remaining fixtures and fittings.

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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

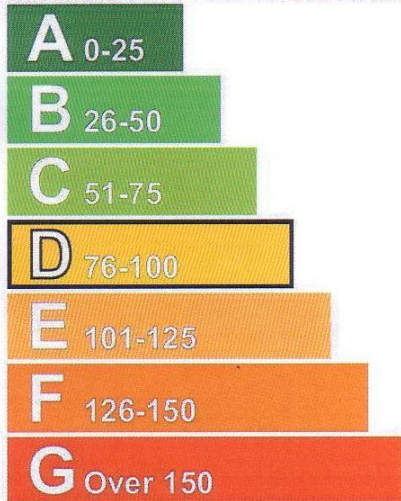
Telephone: 01604 629988
 Fax: 01604 626247
 E-mail: Brendan.bruder@virgin.net
 Contact: Brendan Bruder

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **90** This is how energy efficient the building is.

Less energy efficient

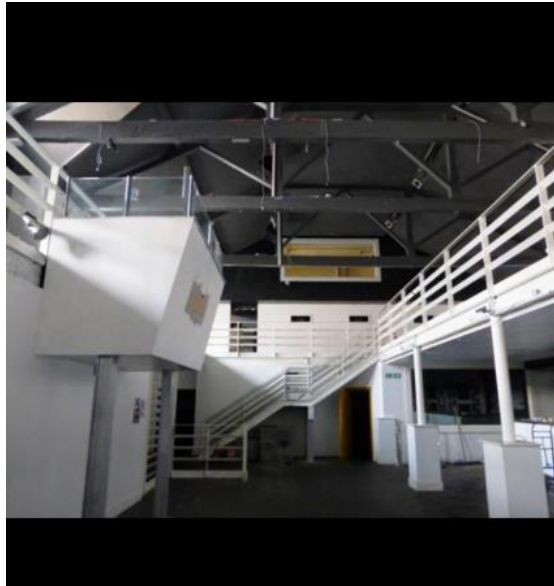
Disclaimer

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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