

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

Prominent Town Centre Retail Unit

To Let

24 St Giles Street
Northampton
NN1 1JA



- Prominent Town Centre Location
- Adjacent to the Town's Post Office and main bus set-down point
- Sales 750 sq ft / 69.67 sq m
- Available on a new lease

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Location

The property is located in a popular established retail parade on the south side of St Giles Street adjacent to the Post Office and opposite the pedestrianized Fish Street which leads directly into the prime retail areas of Abington Street and the Grosvenor Centre.

St Giles Street acts as one of the primary routes leading into the town centre open to vehicles and is a main set down point for buses from the eastern side of the county. On-street metered car parking is available along St Giles Street.

Description

The property comprises the entire building forming part of 24 – 32 St Giles Street and is arranged over ground, first and second floors. The ground floor sales area has been divided to provide storage facilities to the rear, however, these stud partitions could be removed to provide a larger open-plan sales area than at present. A stairway towards the rear of the property leads to first floor accommodation with ancillary storage at second floor level.

Accommodation

Ground Floor -	gross frontage	18'6" / 5.63m
	net internal width	17'0" / 5.17m
Maximum sales depth		49'9" / 15.15m
Total net usable ground floor sales area		750 sq ft / 69.67 sq m

Rating Details

We understand the property has the following rating assessment::
Shop and Premises

To be reassessed.

Further enquiries should be directed to the Northampton Rating Authority (tel: 0300 330 7000).

Terms

The property is available on a new effectively full repairing and insuring lease at a net initial rental of £14,500 per annum exclusive payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Planning

The property was recently trading as a café/takeaway.

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 proper reasonable costs incurred with the granting of a new lease.

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.

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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
Albion House
Victoria Promenade
Northampton NN1 1HH

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Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

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