

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

Central Offices To Let

13a Market Square
Northampton
NN1 2DL



Photograph shows whole building

- Comprising 1,078st ft (100 sq m)
- Refurbished prime office space fronting Northampton's historic Market Square in close proximity to bus station, main shopping streets etc.
- Self-contained ground floor entrance, first and second floor offices with attic storage

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Location

The subject property is situated on the western side of Northampton's historic Market Square in a prime position with nearby and adjacent occupiers including Snappy Snaps, Halifax, Santander, Michael Anthony Estate Agents, Starbucks and Boots.

Northampton is one of the country's largest towns with a resident population of approximately 212,000 with main line rail connections to London Euston and Birmingham New Street both within the hour, access to the M1 at Junctions 15, 15A and 16.

Description

The property comprises self-contained first and second floor offices with attic storage all within a Grade II listed building of stone construction.

The office accommodation is situated at first and second floor levels with large sash windows overlooking Northampton's historic Market Square. Office areas have new carpeting, redecorated walls and ceilings and ample power points throughout. There are separate toilet facilities at both first and second floor levels together with attic storage accommodation.

Accommodation

First Floor	-	416 sq ft
Second Floor	-	582 sq ft
Attic	-	80 sq ft
Total	-	1,078 sq ft (100 sq m)

Town Planning

We understand that the property has been used as an employment bureau, administrative offices and otherwise under Class A2 and B1A (Offices). All further planning enquiries should be made to the Planning Authority, Northampton Borough Council (telephone 01604 837837).

The property is a Grade II listed building and situated within the All Saints Conservation Area.

Business Rates

Office and premises	-	First Floor	£2,050
		Second Floor	£1,300

The property may be eligible for small business rates relief, other property reliefs and transitional arrangements – please contact the Rating Authority at Northampton Borough Council (telephone 0300 330 7000).

Value Added Tax

We understand that the property is exempt although interested parties should make their own enquiries.

Lease Terms

The property is available on a flexible new lease with a term to be agreed at a net commencing rental of just **£8,000 per annum exclusive**.

Energy Performance Certificate

The property is exempt in respect of the requirement for an EPC.

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

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Viewing and Further Information

Strictly by appointment only with the sole letting agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

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

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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