

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

Preliminary Details

64/66 Kingsley Park Terrace
Northampton
NN2 7HH



- Comprising former Co-op food store in popular and busy main road location
- Comprising approximately 9,200 ft² + 1st floor ancillary
- Undergoing significant refurbishment
- Available Spring 2018 – new lease
- Rental just £65,000 per annum exclusive

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Location/Description

The property is situated on the Kingsley Park Terrace section of the main Kettering Road (A43) approximately 1.5 miles north east of Northampton's town centre. The subject property is situated approximately midway between the intersections of Kettering Road (A43) with both Byron Street and Shelley Street. Nearby and adjacent occupiers include Tesco, Pizza Hut and Nationwide together with a range of national bookmakers, local specialist retailers, estate agencies.

The property comprises a mainly single storey mid terrace property of brick construction with open plan sales, loading access via roller shutter doors from Byron Street, warehousing, stores and ancillary accommodation. The accommodation will be refurbished to a developer's shell finish to include suspended ceilings in the main sales area and clear open plan sales.

Accommodation

Sales area - 5,700 sq ft
Stores/ancillary - 3,500 sq ft
First floor - 500 sq ft
Total - 9,700 sq ft approximately (901 sq m)
Male and female toilets. All areas are approximate.

Services

There is no central heating in the property nor any air conditioning.

We understand that the property has the benefit of all mains water, electrical, telecoms and gas connections although no services have been tested and any such services will be subject to separate agreements with utilities providers.

Rating Details

Shop and Premises
£84,000

For details of any reliefs or for further information please contact the local Rating Authority at Northampton Borough Council (tel: 0300 330 7000).

Town Planning

The property has been used approximately since the 1940s as a food supermarket with associated bakery, butchers and ancillary offices and storage. For further enquiries please contact the Local Planning Authority, Northampton Borough Council (tel: 01604 410369)

Leases Code/EPC

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

A copy of the current EPC and Recommendation Report can be provided electronically entirely free of charge. The current EPC rating is as follows; E - 106

Lease Terms

The property is available on a new lease for a minimum term of 5 years with initial rental offers invited in excess of £65,000 per annum exclusive. There is no current VAT election although interested parties are recommended to take their own specialist advice in this regard.

Viewing and Further Information

Please contact the joint sole letting agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

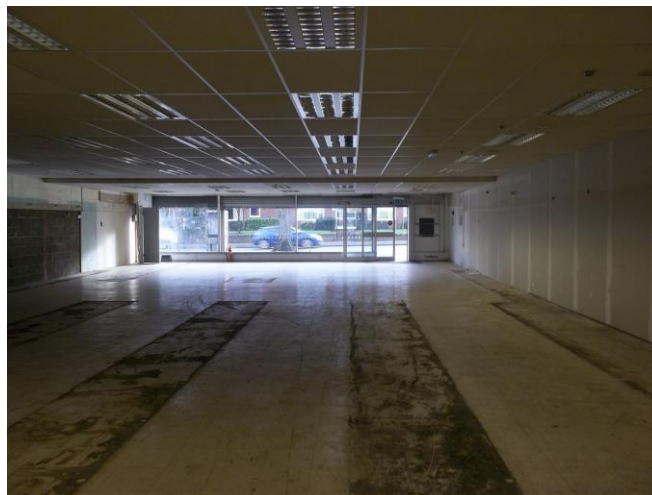
or GVA, Birmingham

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- (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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