

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)

## Prominent Kingsthorpe Former Lloyds Bank

64 Harborough Road  
Kingsthorpe  
Northampton  
NN2 7SH

### To Let – May Suit Alternative Uses



- Comprising the former Lloyds Bank banking hall in Kingsthorpe's most prominent retail location at the intersection of Harborough Road and Welford Road
- Comprising ground floor approximately 2,498 ft<sup>2</sup> with attractive mezzanine of an additional 1,146 ft<sup>2</sup> plus first floor office 535 ft<sup>2</sup>
- Available post-completion of refurbishment and completion to a developer's shell finish
- May suit alternative uses such as retail (A1), A2 (estate agency, insurance), A3 (restaurant and café), A4 (drinking establishment) etc – subject to planning
- Available on a new lease at just £45,000 per annum exclusive

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)

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)

#### Location/Description

The property comprises one of Kingsthorpe's most prominent commercial buildings, situated on the northern intersection of Harborough Road and Welford Road, directly opposite Kingsthorpe Shopping Centre.

Kingsthorpe is one of Northampton's most popular and busiest neighbourhood locations, approximately 2 miles north of Northampton town centre, with exceptionally busy passing trade and with nearby and adjacent occupiers including Boots, Nationwide, Jackson Grundy, Waitrose, Costa and a host of national and prominent local occupiers.

The subject property was developed in the early 1980's, it is of attractive brick construction with extensive glazed areas fronting both Harborough Road and the exceptional corner position facing the pedestrian crossing leading to Kingsthorpe Shopping Centre (Waitrose as anchor).

#### Accommodation

Ground Floor Banking Hall/Retail plus ancillary	-	2,498 ft <sup>2</sup>
Mezzanine	-	1,146 ft <sup>2</sup>
First Floor Office	-	535 ft <sup>2</sup>
<b>Total</b>	-	<b>4,179 ft<sup>2</sup> (388.2 m<sup>2</sup>)</b>

The property is exceptionally well fitted to include suspended ceilings with integral lighting, metered gas, water and electrical connections, central heating systems with air conditioning. Kitchenette, high quality male, female and disabled toilet facilities.

It is likely that the property will be refurbished and the banking fittings removed, leaving the entire available to receive shop fitting works.

The property has the benefit of a single car parking space and loading with access from the rear.

#### Services

We understand that the property has the benefit of all mains gas, water, electricity and telecoms connections although no service connections have been tested. There is air conditioning to the primary public areas and a central heating installation with both intruder and fire alarms – not tested.

#### Town Planning

We understand that the property has been used since its construction as a banking hall – now Class A2 (financial and professional services). The property may suit conversion or a change of use and all enquiries should be directed to the local planning authority – Northampton Borough Council, telephone 0300 330 7000.

#### Rating Details

Rateable Value - Bank and Premises - £38,500

For enquiries as to any reliefs, transitional arrangements should be directed to the local Rating Authority, Northampton Borough Council, telephone: 0300 330 7000.

#### A Code of Practice for Commercial Leases/Money Laundering

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](http://www.lettingbusinesspremises.co.uk)

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

#### Energy Performance Certificate

A summary of the EPC is attached within these particulars. A full paper or electronic copy of the EPC and Recommendation Report can be supplied free of charge on request.

#### Terms

We are seeking rental offers in excess of £45,000 per annum exclusive on a new lease for a term to be agreed. We understand that VAT does not apply, although applicants should make their own enquiries in this regard.

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)

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)

### Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Mobile: 07798 903977  
E-mail: [brendan.bruder@virgin.net](mailto: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;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:

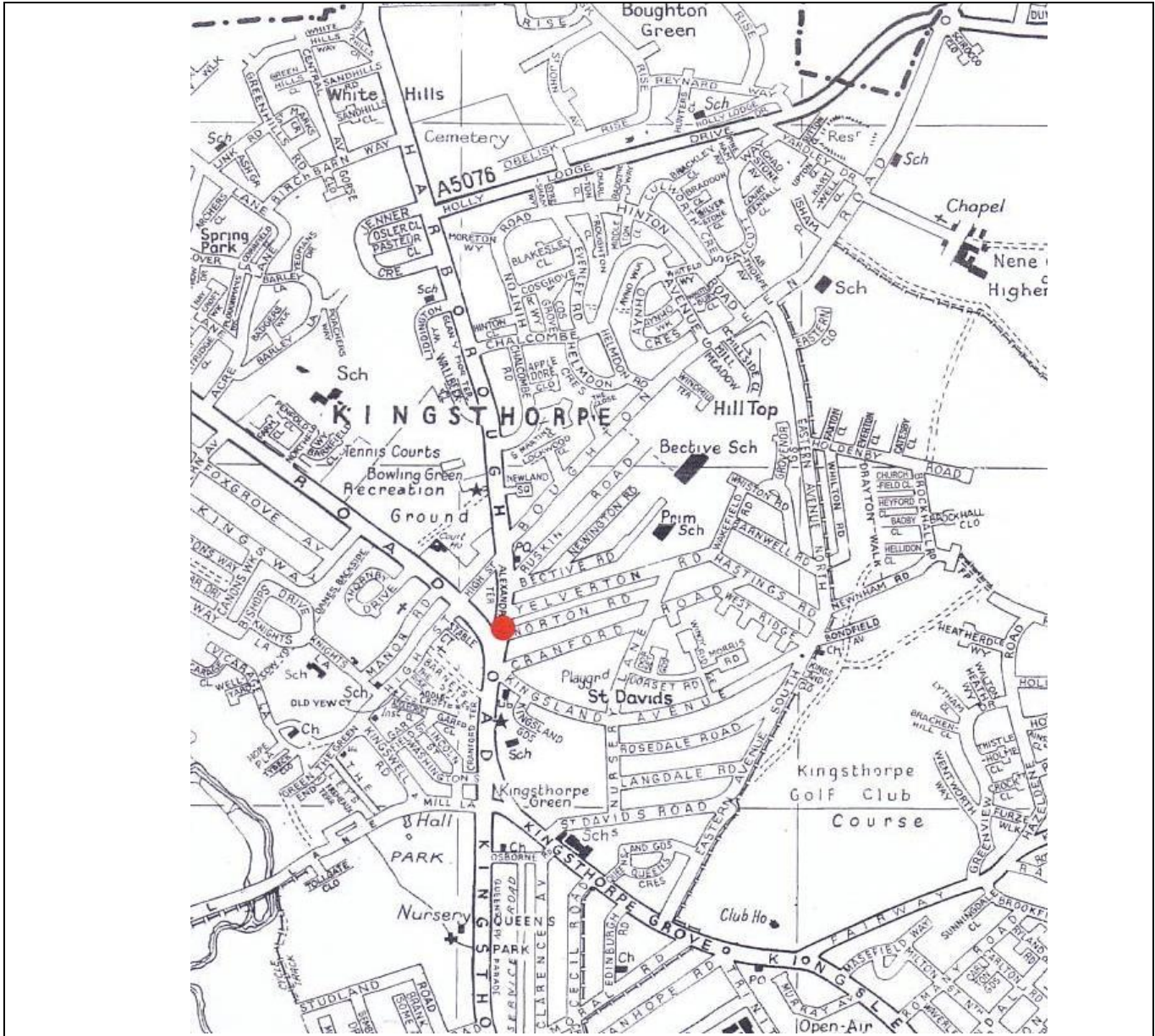


Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)  
• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)





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)



The plan is based on the Ordnance Survey Map with the permission of the Controller of HM Stationery Office. Crown Copyright Reserved.

64 Harborough Road Kingsthorpe Northampton NN2 7SH	Date:	
	Scale:	Not to scale
	Dwg. No:	
	Drawn:	April 2019

PROPERTY CONSULTANTS **abbeyross**

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)