

Popular Village Retail Opportunity

**1a Kennel Terrace
Brixworth
Northampton
NN6 9DL**



- Available following basic refurbishment Summer 2019 on a new lease
- Comprising a retail property with additional retail or storage accommodation at first floor, rear yard/car parking area
- Available on a new lease, term to be agreed, at just £7,250 per annum. No VAT.

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

Location/Description

The property is located in central Brixworth on Kennel Terrace, close to the intersection with Northampton Road. Nearby and adjacent occupiers include Co-op, Chambers Butchers, Premier Stores and Breadline Café/Bakery.

Brixworth is a large village in the Daventry District of Northamptonshire with a resident population of approximately 7,000. The village is approximately 5 miles north of Northampton town centre, with good road access to the county town via the A508, with an affluent catchment.

The property comprises a mid-terrace converted residential property with an attractively painted render front elevation, a compact sales and sub-sales area with toilet and wash facilities at ground floor, access to rear loading/car parking area and stairs to further retail/storage accommodation.

Accommodation

Ground Floor

Main Sales Area	-	170 ft ²
Kitchen/Preparation	-	50 ft ²

First Floor

Sales/Stores	-	155 ft ²
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Total	-	375 ft²	(35 m²)
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Kitchenette with separate
Wc and wash facilities

Door to rear yard and parking area

Town Planning

The property has been used for many years as a specialist jewellery designer and retail outlet by Helen West Jewellers. We understand that previously the property was occupied for A2 (financial and professional services) and the current retail use commenced in 2003. Whilst we understand that the subject property is not a listed building, it is located in 'Brixworth Conservation Area.

For all and any planning enquiries please contact Daventry District Council Planning Department: 01327 871100.

Rating Details

The property is assessed as follows;

Shop and premises	-	RV	-	£2,000
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For details of any reliefs or for details of small business rates relief please contact the local rating authority, Daventry District Council: 01327 871100.

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

An EPC has been ordered.

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.leasingbusinesspremises.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.

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Terms

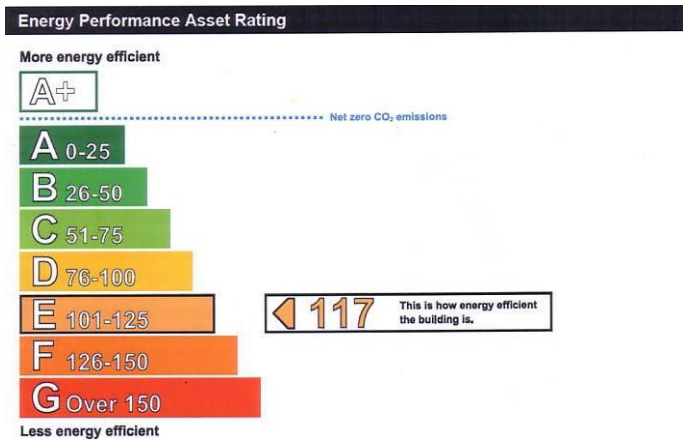
Rental offers in excess of £7,250 per annum exclusive are invited. The property will be subject to a new lease with terms to be agreed with a minimum lease term of two years term certain – longer lease terms may be considered subject to references, status etc.

Viewing and Further Information

Strictly by appointment only with the sole letting agents:-

AbbeyRoss Property Consultants
 Albion House
 Victoria Promenade
 Northampton NN1 1HH

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

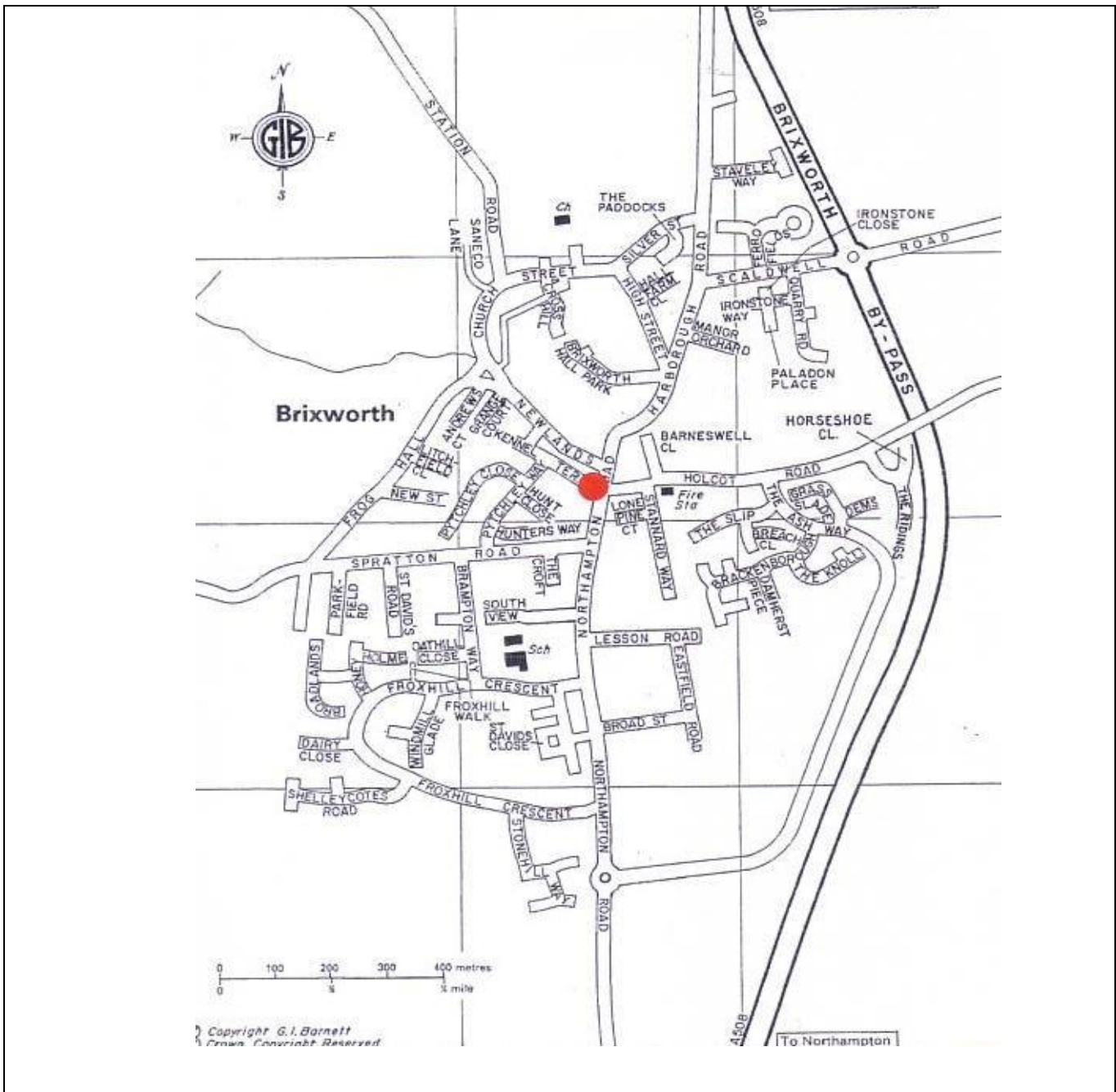


Disclaimer

AbbeyRoss Property Consultants (ARPC) for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

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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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LOCATION PLAN 1a Kennel Terrace Brixworth Northampton NN6 9DL	Date
	Scale Not to scale
	Dwg. No.
	Drawn June 2019

PROPERTY CONSULTANTS
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