

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

Town Centre Retail Premises

To Let

8 St Giles Street
Northampton
NN1 1JA



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Location

The property is situated in the heart of Northampton town centre, on the south side of St Giles Street, which is a popular and busy thoroughfare. The location benefits from on-street car parking and also being one of the town's primary bus set down points. Nearby occupiers include; the town centre main Post Office, Ask Restaurant, Pizza Express and a variety of national and local shops.

Description

The property comprises ground floor sales area benefiting from fully glazed display frontage with ancillary office/storage accommodation on the first floor.

Accommodation

Ground Floor Sales	64.1 m ² / 690 ft ²
First Floor Storage	31.35 m ² / 337 ft ²
Total	95.45 m² / 1,027 ft²

Rating Details

Rateable Value	£13,750
Rates Payable	£6,861.25 pa

Rate relief may be applicable. Further enquiries should be directed to the Local Rating Authority (tel: 0300 330 7000).

Terms

The property is available by way of a new lease for a term to be negotiated at a net initial rental of £16,500 per annum exclusive, subject to five yearly upward only rent reviews.

Planning

We understand the property has the benefit of A1 (retail) use as defined under the Town & Country Planning Use Classes Order 1987. 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 reasonable legal costs.

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.

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

Telephone: 01604 629988
Email: ru@abbeyrossgb.com
Contact: Robin Ungemuth

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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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