

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

TO LET GROUND FLOOR SHOP

LION HOUSE
WELLINGTON STREET
NORTHAMPTON
NN1 3AS



- **Modern Retail Shop Unit**
- **Three Large Display Windows**
- **Open Plan Sales Space Approximately 672 ft² (62.43 m²)**
- **Prime Secondary Location off Abington Street**

Location

The premises are positioned in a pedestrianised area a few yards from Northampton's prime retail area. Nearby traders include: Clintons Cards, H & M, Sportsworld, Greggs, Specsavers, Tesco Metro, HSBC Bank, Nationwide Building Society and an entrance to the Grosvenor Centre.

There is a surface car park a few yards away and multi-storey nearby.

Northampton is the County Town and has an urban population of approximately 200,000 and a catchment of approximately 230,000. The town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. The town has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

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Description

The premises comprise an open plan ground floor shop with a sales area of approximately 672 ft² / 62.43 m² with three large display windows to Wellington Street frontage.

The property benefits from a modern suspended ceiling with recessed lighting.

Kitchenette
WC/disabled facility

Lease Terms

The property is available on a new FRI lease with terms to be agreed. The initial rent is £13,500 per annum exclusive.

Rating Details

We are advised that the Rateable Value is £13,500 and the Business Rates payable 2020/2021 are £6,736.50.

Interested parties should telephone the local Rating Authority (tel: 0300 330 7000) to confirm these figures are correct.

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.

RICS 1st Edition of the Code for Leasing Business Premises / 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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
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Northampton NN1 1HH

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E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

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