

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

Market Square Shop Property

TO LET

7 Market Square
Northampton
NN1 2DL



- Central pedestrianised location on Northampton's historic Market Square
- Available January 2021
- Nearby occupiers include Ladbrokes (next door), Starbucks, Boots, Halifax, Snappy Snaps and Grosvenor Shopping Centre.
- Comprises sales circa 225 ft² - total accommodation 969 ft²
- Available to rent – no VAT

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Location/Description

The property is situated on the western side of Northampton's historic Market Square, diagonally opposite the main entrance to Grosvenor Shopping Centre (occupiers include Primark, MacDonalds, Costa, Boots, Next).

Northampton's main central bus station is 200 yards away, whilst multi-storey car parking is available at both Grosvenor Centre and Mayorhold. Northampton is one of the largest towns in the UK with a resident population of approximately 220,000 people and the centre has been enhanced considerably in recent years with the development of the County Council Headquarters at Angel Square, University of Northampton campus at Waterside and Market Square being the core of Northampton's regeneration masterplanning.

The subject property is a Grade II listed building in the All Saints Conservation Area.

Accommodation

Ground floor sales	-	225 ft ² (21 m ²)
First floor sales	-	205 ft ² (19 m ²)
Second floor ancillary	-	191 ft ² (17.8 m ²)
Third floor ancillary	-	153 ft ² (14.2m ²)
Basement stores	-	195 ft ² (18.1 m ²)
Total	-	969 ft² (90.1 m²)

There is a staff kitchen area and toilet facilities on the second floor incorporating wc, wash hand basin and electric water heater.

Services

The property has the benefit of the usual mains services and heating is via wall mounted electric storage/convector heaters. None of the service connections or heating installation/wiring installation has been checked and no warranty is offered in these regards.

Rating Details

Shop and premises - £8,300

It is understood that no business rates will be payable in respect of the property whether occupied or unoccupied. For further details and queries please contact the local rating authority, Northampton Borough Council, telephone 0300 330 7000.

Town Planning

The property was most recently occupied as A1 Retail, having previously been occupied for Class A2 (Financial and Professional Services – Employment Agency) and also in the past has been occupied as a café (Class A3). For specific information please contact the local planning authority, Northampton Borough Council, telephone 01604 410369 for further guidance. The property is a Grade II Listed building and located in a Conservation Area.

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

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.

Value Added Tax

The property is not currently elected – no VAT is payable.

Terms

The property is available on a new lease with rental offers invited in the region of £15,000 per annum.

Energy Performance Certificate

The property has been assessed as having an Energy Performance rating of E112. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

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Viewing and Further Information

Strictly confidential and by appointment only with the sole agents:-

AbbeyRoss Property Consultants
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Mobile: 07798 903977
E-mail: brendan.bruder@virgin.net
Contact: Brendan Bruder

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ **112** This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

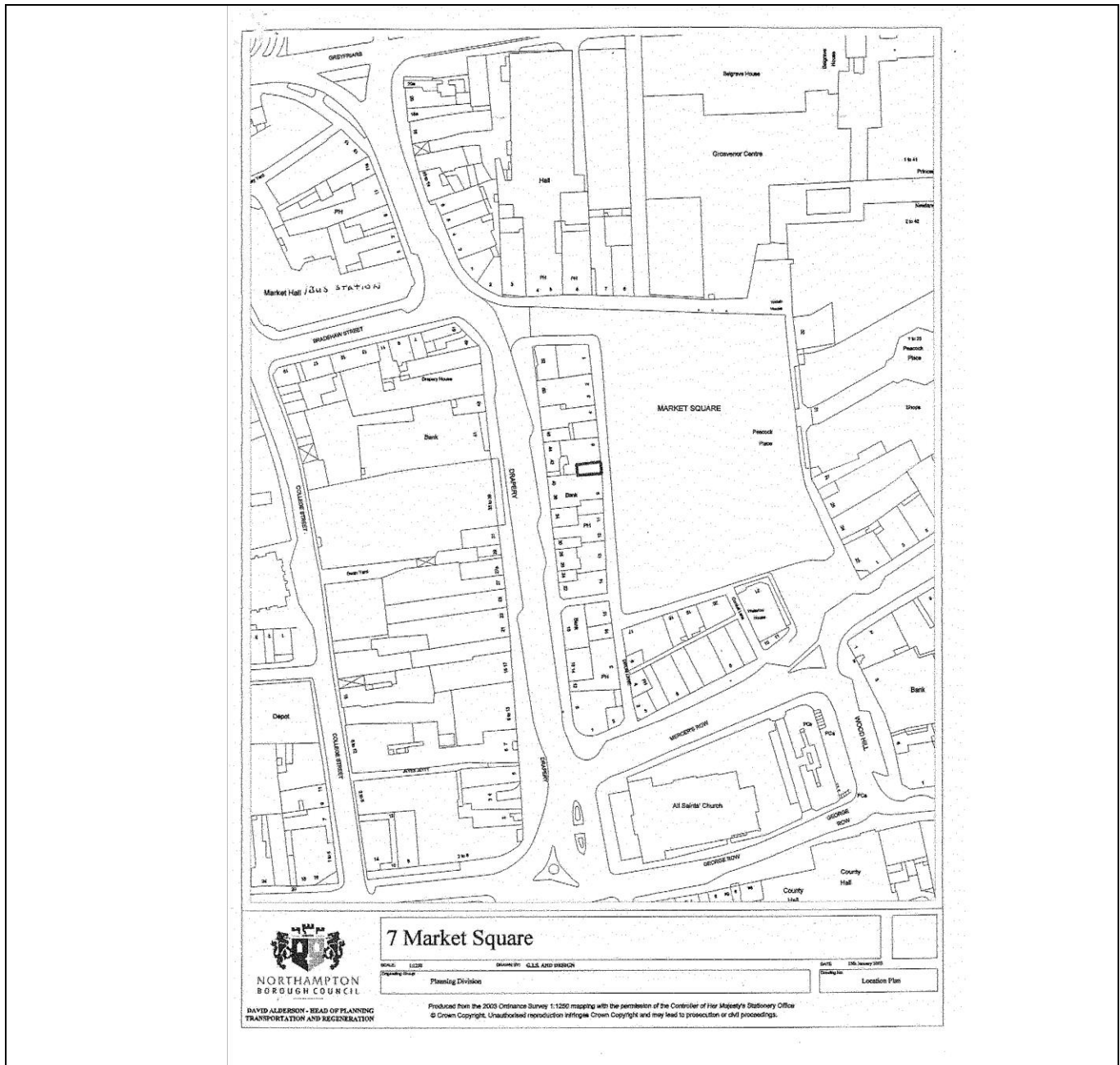
Disclaimer

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;
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LOCATION PLAN 7 Market Square Northampton NN1 2DL	Date	
	Scale not to scale	
	Dwg. No.	
	Drawn Jan 2021	

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