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

TO LET

LION HOUSE
10 WELLINGTON STREET
NORTHAMPTON
NN1 3AS

350 ft²/ 53 m² up to 1,036 ft²/ 96 m²

Ground Floor Retail	**685 ft²/ 64 m²**
First Floor Offices	**685 ft²/64 m²**
Second Floor Offices	**350 ft²/33 m²**

Available as a whole or individually

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Location
The property is situated within the pedestrianized area of the Town Centre adjacent to the Notre Dame Pay & Display Car Park. Nearby occupiers include H & M Store, Sports Direct and Tesco Metro.

Northampton is the county town of Northamptonshire and has an urban population in excess of 195,000 and a catchment of approximately 295,000. The town is situated approximately 67 miles north-west of London and around 55 miles south-east of Birmingham. Both excellent access to the M1/A45 and A14 and a regular rail service to London Euston and Birmingham New Street give the town good local and national connections.

Description
The building is constructed of steel frame with brick elevations and concrete floors. The office is already fitted out, benefitting from carpeting and suspended panel ceiling with recessed strip lighting. The ground floor retail unit is open plan.

Accommodation
Briefly comprises (subject to amendment/measurements approximate):-

Ground floor retail	685 ft²/	64 m²
First floor offices	685 ft²	64 m²
Second floor office 1	685 ft²	64 m
Second floor office 2	350 ft²	33 m²
Total net useable floor area	**1,035 ft²**	**97 m²** Separate WC and kitchenette facilities

Services
The accommodation has the benefit of mains water and electricity supplies with drainage into the main drainage system. We understand the unit is fitted with electric wall heaters.

Planning
We understand from the local Planning Authority at Northampton Borough Council that the property has planning consent for A1 retail on ground floor and Class B1 (office) as defined under the Town and Country Planning (Use Classes) Order 1987. Interested parties should verify tht the premises are suitable for any intended use direct with the local Planning Authority on 01604 837837.

Rating Details
We understand from the local Rating Authority at Northampton Borough Council that the property has the following 2020/21 rating assessments:-

Ground Floor Rateable Value	£13,500
First Floor Rateable Value	£5,600
Second Floor Rateable Value	£4,150 and £3,100

Further enquiries should be directed to the local Rating Authority for Northampton (tel: 0300 330 7000).

Terms
The accommodation is available on a new effectively full repairing and insuring lease. Individual rents are available upon request.

Costs
The ingoing tenant o 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 upon request.

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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.

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone:	01604 629988
E-mail:	ru@abbeyrossgb.com
Contact:	Robin Ungemuth

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:

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