

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

Preliminary Details

Wellingborough Road Bar/Restaurant

former Down Under Bar

234 Wellingborough Road
Northampton
NN1 4EJ



- Available early 2022 – vacant former bar and café restaurant
- Comprising 1,274 sq ft (118 q m) bar, lounge, servery, kitchen and cellar
- Prominent Wellingborough Road entrance, male and female toilet accommodation, blank canvas
- Available on a new lease with rental offers invited in excess of £11,000 per annum exclusive

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Location/Description

The property is located on the southern side of Wellingborough Road midway between the intersections with Wilby Street and East Street. Nearby and adjacent occupiers include Costa Coffee, Lighthouse, Old House at Home, Subway, Heavenly Desserts and a range of specialist retailers, estate agents, restaurants and bars.

The property comprises a mid-terrace building of brick construction with the subject having a prominent entrance directly facing Wellingborough Road. The accommodation is laid out at basement level with bar, lounge area, servery, kitchen, cellar storage, two separate fire escape stairs at the rear and separate male and female toilet accommodation at the rear (ground floor level).

Services

We understand that the property has the benefit of the usual mains electrical and water, sewerage connections. No services however have been tested nor any service connections.

Town Planning

We understand that the property has been used for bar, café, function room and restaurant purposes for over forty years, most recently having traded under the brand 'Down Under' and prior to that as 'Rat Pack'. Any and all enquiries should be made to the local planning authority, West Northants Council (tel: 0300 330 7000).

Rating Details

The property is assessed as a public house and premises with a rateable valuation of £7,500.

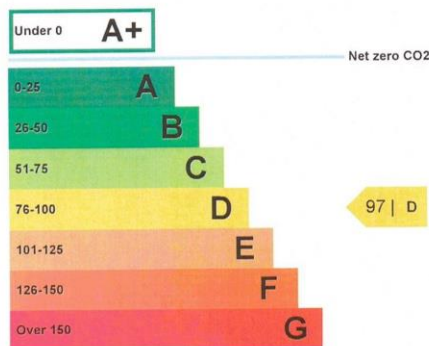
Please contact the rating authority, West Northants Council (tel: 0300 330 7000).for details and for information with regard to reliefs, exemptions etc.

Energy Performance Certificate

The property has an energy rating of D. A full copy of the EPC and Recommendation Report is available upon request.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 39 | B

If typical of the existing stock 115 | E

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Terms

The property is available as it stands with any remaining tenant items although no inventory is offered. We do not currently hold information with regard to an Asbestos Register, Health and Safety File or Electrical Certificates, all of which will be the obligation of an incoming tenant by negotiation to comply with.

The property is offered with the benefit of a new lease for a minimum term of five years (maximum term is likely to be twenty years) and subject to upward five yearly market rent reviews. No premium is required in respect of this valuable new lease. Rental offers in excess of £11,000 per annum exclusive are invited. VAT does not currently apply.

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 sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

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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:

- (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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LOCATION PLAN 234 Wellingborough Road Northampton NN1 4EJ (formerly Down Under Bar)	Date: Dec 2021
	Scale: not to scale
	Dwg. No.
	Drawn

PROPERTY CONSULTANTS

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