

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

Popular Towcester High Street

173 Watling Street
Towcester
Northants NN12 6BX



- Prominent period property opposite Town Hall, Post Office, Co-Op Supermarket
- Comprising ground floor former banking hall/offices/showroom 1,479 ft² (137.4 m²) plus basement storage and 4 car parking spaces
- Available immediately upon conclusion of outstanding legal matters on a new lease for a minimum term of 5 years
- Rental offers invited in excess of £17,500 per annum exclusive – no VAT election currently.

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Location/Description

The property is a terraced three storey over basement building of rendered brick construction with the subject comprising ground floor former banking hall with ancillary offices and stores plus cellar storage. In addition there is a rear car park with secure barriers accessed from Towbury Lane with the significant benefit of the use of four car parking spaces in a shared parking area at the rear of the property.

The property we understand is not listed but it is located in a Conservation Area with elevated double bay frontage windows, mainly open plan ground floor banking hall and showroom/offices with both front customer entrance and rear level access off the car park.

Nearby and adjacent occupiers include Co-op Supermarket (opposite), Post Office, Waitrose Food Store, Ten Hands Café (next door), Sponne Shopping Centre and the subject is directly opposite the Town Hall.

Accommodation

The property comprises the following;

Ground Floor	-	Banking Hall/Showroom/Offices Incorporating banking hall, offices, staffroom, separate ladies and gents toilets (each with wc and wash hand basin). Front customer entrance opposite market place and a separate rear entrance with access directly off the car park.	1,479 sq ft	(137.4 sq m)
Basement	-		170 sq ft	(15.8 sq m)
Total	-		1,649 sq ft	(153.2 sq m)

The property will include the right to park four private motor vehicles in the shared car parking area with vehicular access from Towbury Lane.

Services

We understand that the property has the benefit of all mains gas, water, sewerage, electricity and telephone connections although none of these services have been tested and no warranties will be provided. The property has the benefit of a gas boiler installation, a fire alarm and electrical services although none have been tested and no warranties are offered in these respects.

Rating Details

The property is assessed for rating purposes as follows;

Bank and premises

Rateable Value - £11,750

For further details or information in respect of reliefs, allowances please contact the local rating authority West Northants Council (tel: 0300 330 7000).

Value Added Tax

We understand that the property is not currently elected for VAT purposes. It is recommended that applicants seek their own advice in this regard.

Town Planning

The property has most recently been used as a digital services and mobile phone consultancy, having for many years prior to that been occupied by NatWest Bank and Royal Bank of Scotland as a retail bank, banking hall and ancillary professional offices.

Any and all planning enquiries should be made of the local planning authority, West Northants Council (tel: 0300 330 7000).

Terms

Our clients are seeking rental offers in excess of £17,500 per annum exclusive on a new lease with repair and decoration responsibilities extending to the frontage and internal parts and with the occupant paying a floor area apportionment of the overall block buildings insurance by way of insurance rental. A service charge applies in respect of all shared and common areas including the rear car parking area.

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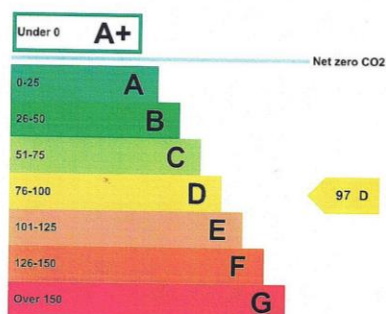
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Energy Performance Certificate

The Property has an energy rating of 97 D. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge upon request.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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

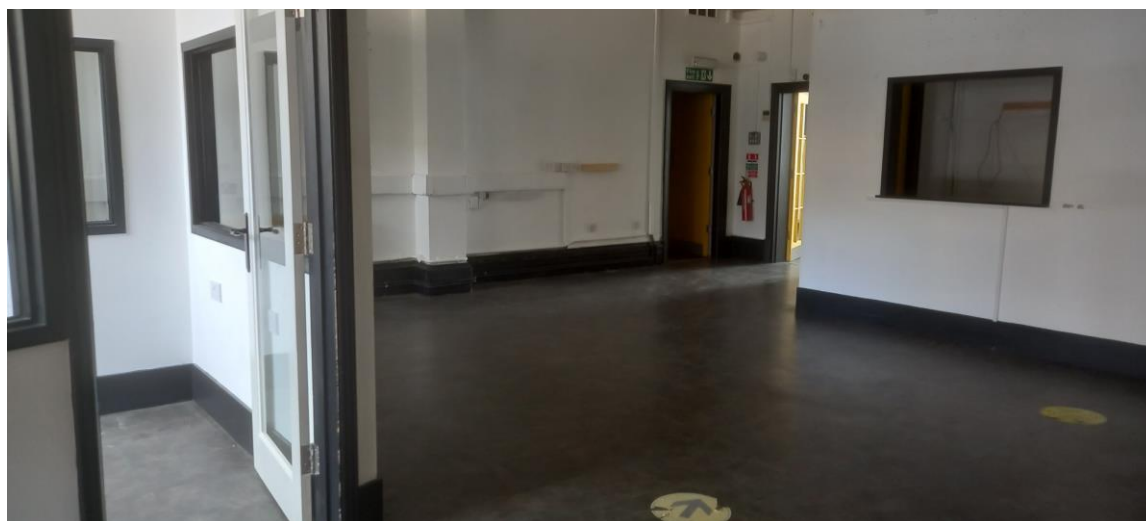
Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
 57a St Giles Street
 Northampton NN1 1JF

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 E-mail: brendan.bruder@gmail.com or brendan@abbeyross.co.uk
 Contact: Brendan Bruder

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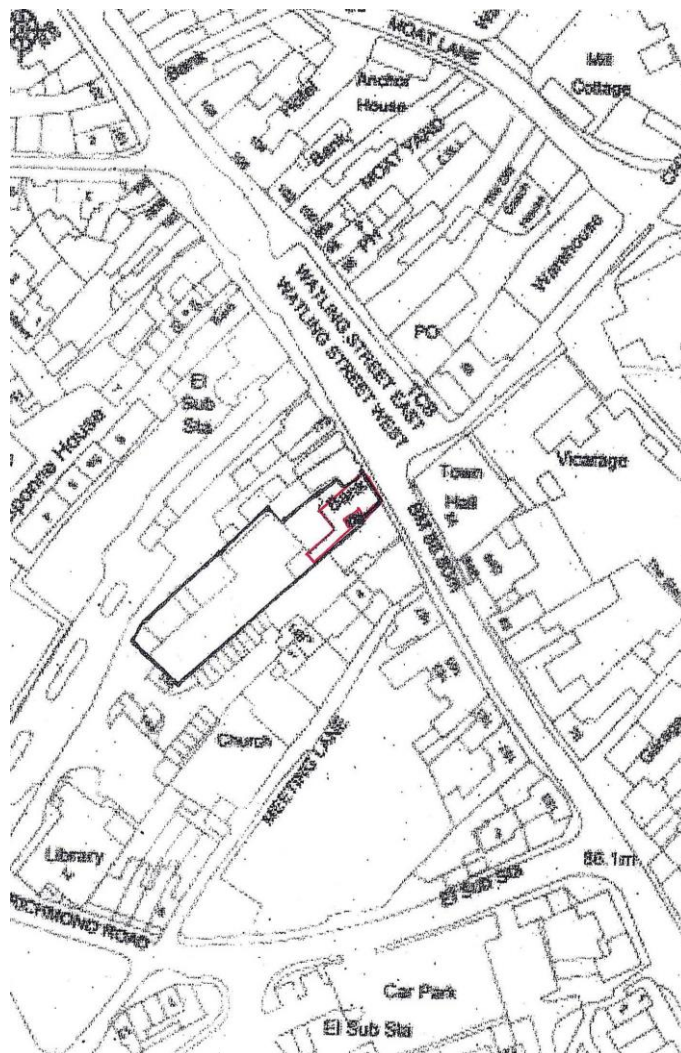
Disclaimer

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

**173 Watling Street
Towcester
Northants
NN12 6BZ**

For identification purposes only

Date

Scale
Not to scale

Dwg. No

Drawn
July 2025



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