

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

Builders Yard and Warehouse

TO LET

Barry Road, Northampton
NN1 5JG



- Close to Town Centre
- Site Area approx. 0.27 acres
- Detached warehouse 1,108 ft²
- Available on a new lease

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Location

The property is situated on back land in between Barry Road and Lutterworth Road. Access is via a service road with points of access and egress adjacent to Nos. 2 and 72 Barry Road. The site is approximately 1 mile east of Northampton town centre with Barry Road running north off Billing Road or south off Wellingborough Road. The area is well provided for with local facilities along Wellingborough Road and amenities at Abington Park, all of which are within easy walking distance of the property.

The immediate area is characterised by established residential development, predominantly terraced and semi-detached housing interspersed with occasional commercial developments.

Description

The site comprises a roughly level square site enclosed by metal posts and corrugated steel panels. The site comprises a mixture of rough ground, hard standing and concrete bases and a number of temporary structures previously used as offices and stores.

The detached warehouse/store has been constructed of self-supporting galvanized steel profile cladding which incorporates a manually operated sliding door. The building has an eaves height of approximately 8 ft 11 in rising to 13ft 10in at the apex. The remainder of the site is open storage land or hard standing used for loading and car parking.

Accommodation

The accommodation briefly comprises:

Warehouse – 39ft 7in x 28ft	1,108 sq ft / 103 sq m
Site area approx.	11,874 sq ft / 0.273 acres

Services

The site benefits from mains water and both single and 3 phase electricity supplies and drainage into the mains drainage system.

Rating Details

The property has a Rateable Value of £11,250.

The Rateable Value falls below the Small Business Rate threshold so under current regulations it is possible no rates would be payable.

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

Terms

The property is available on a new lease for a term to be agreed at a rental of £16,500 per annum exclusive.

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.

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.

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Viewing and Further Information

Strictly by appointment only with the agents:-

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



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