

**BAR / RESTAURANT PREMISES**

**TO LET**

**LA TASCA, 15-17 THE DRAPERY  
NORTHAMPTON NN1 2ET**



- **Located close to other A3/A4 operators**
  - **Town centre location**
- **New underlease available on the ground floor and basement**
- **Terms to be agreed – seeking £60,000 per annum exclusive**

**LOCATION**

Northampton is located approximately 5 miles north of Milton Keynes, 10 miles east of Daventry and 8 miles west of Wellingborough. The subject property is situated in the heart of Northampton town centre on The Drapery, close to its junction with Mercers Row, Gold Street and Bridge Street. Surrounding areas are made up of a mix of A1, A2 and A3/A4 occupiers with major operators represented nearby including McDonalds, NatWest, Santander, Lloyds TSB, Nationwide, Barclays, Debenhams and Edwards (Mitchell & Butlers). The premises are also within close proximity of other licensed venues including The Chicago Rock Café, The Moon on the Square, Nandos, Prezzo, ASK and Pizza Express, within walking distance of theatres and cinema.

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## DESCRIPTION

The period property is of brick construction with stone façade under a pitched slate roof. The subject property provides accommodation on basement and ground floors.

Self-contained office space may be available on upper floors by separate negotiation.

## ACCOMMODATION

### Ground Floor

A single area at ground floor with bar servery to one side and raised seating area to the rear. This level also provides a disabled WC and glass wash area. The ground floor has an approximate gross internal area of 293m<sup>2</sup> (3,154 sq ft). Outside seating/smoking area.

### Basement

The basement provides male and female WC's, a catering kitchen and manager's office in addition to a number of store rooms. The basement has an approximate gross internal area of 192.5m<sup>2</sup> (2,072 sq ft). Food lifts to restaurant.

## PLANNING

Our verbal enquiries of Northampton Borough Council have confirmed that the property is not listed but is situated within a conservation area.

All further enquiries regarding planning matters should be directed to the Planning Department of Northampton Borough Council on 01604 837837.

## BUSINESS RATES

We understand the current assessment for 2010/11 is:

Rateable Value: £68,500  
Rates Payable: £28,359 per annum

## TENURE

Our clients are willing to consider a new sub lease at a net initial rental of £60,000 per annum which will be contracted outside Sections 24-28 of The Landlord and Tenant Act 1954.

## TERMS

Premium offers invited.

## FIXTURES AND FITTINGS

Fixtures and fittings, with the exception of EPOS systems, leased and branded items are included within sale.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred within this transaction..

## VAT

VAT, if applicable, will be payable in addition to the purchase price.

## A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

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**VIEWING AND FURTHER INFORMATION**

Strictly by prior appointment with the Agents:

AbbeyRoss Property Consultants

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**John Hill**



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