

To Let

71 Edith Street, Northampton, NN15 5EP

Ground Floor Lock-Up Retail Corner Shop

Location

This vacant shop unit is located on the corner of St Edmunds Road and Edith Street about 0.5 miles from Northampton town centre and 100m from a variety of facilities offered on Wellingborough Road.

There is on-street parking in Edith Street and St Edmunds Road adjacent to the property. There is a high element of residential accommodation in the immediate environment, mainly with Victorian type terrace property but also with a number of new apartment developments having been completed in recent years.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=488550&Y=277623&A=Y&Z=115>

Description

The premises comprise a ground floor lock-up shop located on the corner of Edith Street and St Edmunds Road with attractive display windows to both road frontages. There is a staff/stock room, enclosed rear yard and a large basement with bitumen floor, which has previously been used for the making of curtains and soft furnishings.



Services

We understand that usual services are available but these have not been tested. Interested parties should satisfy themselves as to suitability.

Accommodation

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

Main Sales Area	- 359.81 ft ² (33.43 m ²)
Stock/Staff Room	- 109.43 ft ² (10.71m ²)
Toilet	
Large basement	- 357.68ft ² (33.23 m ²)
Enclosed yard	

Planning

We are informed that the premises were most recently occupied by an interior design/soft furnishings shop and previously by a bridal wear shop. These fall within Class A1 Retail of the Town & Country Planning Act (Use Classes) Order as amended. Interested parties should make their own enquiries at Northampton Borough Council (tel: 01604 837837) to satisfy themselves that their intended use is appropriate to the planning consent.

Rates

We understand the current rateable value is	- £4,450
Rates payable 2009/2010	- £2,206.75 pa

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This may be subject to a 50% small business relief. Interested parties are advised to clarify these details with the Combined Rating Authority (telephone 01933 231604)

Terms

The property is available by way of a new lease on flexible terms to be agreed. The initial rent to be £5,000 per annum exclusive, although this will include buildings insurance.

Costs

The incoming tenant to 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.

A Code of Practice for Commercial Leases

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.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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