

SHOWROOM/OFFICE

**42 WYCLIFFE ROAD
NORTHAMPTON
NN1 5JF**



- * **Self contained sales/showroom, offices, workshop in popular Abington location**
- * **Comprising 1,350 ft² gross internal or 1,204 ft² net internal**
- * **Exclusive and unrestricted use of 900 ft² access yard**
- * **Available on flexible lease terms or possible sale**

LOCATION

The subject property is situated on the eastern side of Wycliffe Road approximately midway between the junctions with King Edward Road and Billing Road, approximately one mile east of Northampton's town centre.

The property adjoins Heeley & Alden in a predominantly residential road but situated between the town's main professional offices location (Billing Road) and one of Northampton's most popular main road retail locations (Wellingborough Road).

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

DESCRIPTION

The property comprises a two storey semi-detached purpose built property of brick construction with a comprehensively re-decked roof installed in 2005. The property has the benefit of plate glass display windows and integral glazed entrance door fronting Wycliffe Road together with side/loading access door leading into the adjacent yard area which provides unrestricted access for loading and unloading. The accommodation is laid out over ground and first floors with ample natural light to the northern and western end of the building with ground floor showroom/sales, office, workshop and toilet area together with first floor offices.

Externally the property has the beneficial use of the adjacent yard area for loading and unloading purposes, whilst there is unrestricted car parking on Wycliffe Road itself.

ACCOMMODATION

Showroom/sales	-	424 ft ²
Workshop	-	370 ft ²
Toilet area with wc, wash hand basin, Sadia water heater		
First floor office	-	410 ft ²
Net internal area	-	1,204 ft²
Gross internal floor area	-	1,350 ft²

Use of yard area (approximately 900 ft²)

SERVICES

We believe that all usual main services are connected although applicants should make their own enquiries.

RATING DETAILS

Rateable value	-	£5,000
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Showroom and premises

For further information please contact Northampton Borough Council on 01933 231691

TOWN PLANNING

It is believed that the property was purpose built as a sales showroom for F Copper & Son Leather Merchants. Applicants should make their own enquiries directly of Northampton Borough Council/West Northants Development Corporation and the Joint Planning Unit – telephone 01604 837837.

CODE FOR COMMERCIAL LEASES IN ENGLAND & WALES

AbbeyRoss Property Consultants encourage all 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

A copy of the Energy Performance Certificate (EPC) and Recommendation Report can be provided free of charge.

TERMS

The property is immediately available to let on flexible lease terms at a net commencing rental of £7,500 per annum exclusive which would be payable monthly in advance. A freehold sale of the property may also be considered – please speak directly to the sole agents.

It is believed that no VAT election has currently been made although applicants are asked to obtain their own advice in this regard.

Each party should bear its own costs throughout.

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VIEWING & FURTHER INFORMATION

By contacting the sole agents:

Abbeyross Property Consultants
Albion House
Victoria Promenade
Northampton
NN1 1HH

Tel: 01604 629988
Fax: 01604 626247
Email: brendan.bruder@virgin.net

Contact: Brendan Bruder



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