

Town Centre Retail Premises

TO LET

24 The Drapery, Northampton NN1 2HG



Location

The property is situated on the eastern side of The Drapery, almost opposite Debenhams department store and adjacent to Barclays Bank, within a busy location in the heart of Northampton Town Centre.

The Drapery runs north/south between Sheep Street and the junction of Mercers Row, George Row, Gold Street and Bridge Street.

Nearby and adjacent occupiers include Debenhams, McDonalds, H Samuel, Boots, Barclays, Nat West, Nationwide and Abbey National.

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

Description

The property comprises a mid terrace four storey property which was refurbished in 2005 to include new floor coverings and decorations and fluorescent lighting.

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

Accommodation – all areas are approximate

Ground Floor

Gross Frontage	-	13 ft (3.96m)
Internal Width	-	12 ft 6 in (3.81m)
Ground Floor Sales	-	275.39 sq ft (25.58m ²)
Cellar	-	130.69 sq ft (12.14 m ²) with quarry tiled floor

First Floor

- 162 sq ft (15.05 m²)

Second Floor

- 177.95 sq ft (16.53 m²)

Third Floor

- 147.37 sq ft (13.69 m²)

Cloaks

WC

Services

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

Planning

We understand the property has the benefit of existing Planning Consent for A1 (Retail) and A2 use (Financial & Professional) falling within the Town & Country Planning (Use Classes Order) 1987.

Lease Terms

The property is available on a new Full Repairing and Insuring Lease with rental offers sought in the region of £15,000 per annum exclusive.

Rating Details

Rateable Value - £14,000

Further enquiries should be directed towards the combined information service for Northampton and Wellingborough (telephone 01933 231604).

Legal Costs

Each party to be responsible for their own legal costs.

Value Added Tax

It should be noted that the figures are exclusive of any VAT which the lessor may have a duty or wish to impose.

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:-

AbbeyRoss Property Consultants
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Victoria Promenade
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