

To Let

Ground Floor Retail Premises

143 – 145 Kettering Road, Northampton, NN1 4BS

Location

The property is situated on the west side of Kettering Road (A43) within an established parade of shops approximately ½ mile North East of Northampton Town Centre. This section of Kettering Road offers a variety of retail outlets to include antiques, fashion, convenience stores, hardware and furniture.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=476319&Y=261324&A=Y&Z=115>

Description

The property comprises a mid-terraced building constructed of brick under a pitched part slate and part tiled roof.

The ground floor sales area benefits from a double width plate glass display window and fluorescent strip lighting. Ancillary storage and kitchen facilities are situated to the rear of the sales area and basement storage under the front of the property.

Accommodation

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

Ground floor sales area

Gross frontage	32 ft
Internal width	22 ft 9 in
Sales depth	63 ft 6 in

Approximate Total Net Usable Sales Area 1,297 ft²/120.49m²

Office/Store	257 ft ²
Office/Store	72 ft ²
Kitchenette	30 ft ²
Separate WC	

Approximate Total Net Usable Ground Floor Area 1,656 ft²/153.8m²

Basement Approx 250 ft²/23.23m²

Planning

We understand from the Planning Department at Northampton Borough Council, (telephone 01604 837837) that the property has the benefit of Class A1 (Retail) Use.

Rates

We understand from the Local Rating Authority that the property has the following rating assessment for the rating year 2007/2008:

Rateable Value -	£10,000
Uniform Business Rate	48.5 pence in the pound
Rates Payable 09/10 -	£4,850 pa

We are advised the Rateable Value from April 2010 will be £11,000. The anticipated multiplier is 41.7 pence in the pound. Rates payable for 2010/2011 will be £4,587 (anticipated)

Interested parties should verify these figures direct with the Local Authority on 01933 231604

Terms

The premises are available on a new lease for a term to be negotiated at a net initial rental of £12,500 per annum exclusive.

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

Costs

Each party to be responsible for their own 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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Victoria Promenade
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Disclaimer

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