

POPULAR MAIN ROAD SHOP PREMISES

TO LET

**108 KINGSLEY PARK TERRACE
NORTHAMPTON
NN2 7HJ**



- **Busy and popular main road shop/A2 premises with offices or residential accommodation above.**
- **Accommodation includes sales, offices, storage, training room, garage and upper floor offices/flat totalling 2100 sq ft.**
- **Available on a new lease – no premium.**

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

Location

The property is situated on the busy and popular Kingsley Park Terrace section of the Kettering Road (A43) close to the intersection with Moore Street.

Kingsley Park Terrace lies approximately 2 miles north east of Northampton's town centre and is one of Northampton's most popular main road locations with nearby and adjacent national and local retailers including Co-op, Oliver Adams, Pizza Hut, Lloyds TSB and numerous other local and national operators.

Northampton is a strategically located regional centre with a population in excess of 200,000 and a catchment area population of approximately 280,000. 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 property which was most recently used as a class A2 security centre and prior to that as an estate agency. The accommodation comprises ground floor sales/showroom, ground floor offices, kitchen, external training room, large garage and parking (with access from Moore Street), first floor and second floor ancillary offices/storage or living accommodation. The ground floor and first floors are fitted to include a sales counter, carpeting, a door entry system, intruder alarm system etc.

There is free car parking available adjacent to the property along Moore Street and limited parking available on Kingsley Park Terrace itself.

Accommodation – all areas are approximate

Ground floor sales/Showroom:	
15 ft internal width x 29 ft	- 452 sq ft
Ground floor office	- 134 sq ft
Ground floor kitchen	- 53 sq ft
Self contained training room	- 149 sq ft
Garage/Store	- 355 sq ft
Basement/Storage	- 205 sq ft
First floor ancillary/Living accommodation:	
2 rooms plus kitchen/diner & bathroom	- 483 sq ft
Second floor ancillary/Living accommodation:	
1 room	- 269 sq ft
Total	- 2100 sq ft (195.1 sq m)

The ground floor kitchen has a new single drainer stainless steel sink unit with cupboard below and access to the rear yard/garden, external wc and the self-contained training room/storage building. At the rear of the yard is located the double sized garage/storage unit. The first and second floor accommodation comprises a two bed maisonette with living room on first floor (front), a large, recently refitted kitchen incorporating a single drainer stainless steel sink unit, eye and base level cupboard space, a Glow Worm central heating combination boiler and a first floor bathroom comprising bath, wc, bidet, wash hand basin and fitted shower unit/mixers. At second floor level there is a large double room. There is vehicular and personnel access to the large garage/storage area with some limited parking between the garage and the access off Moore Street. The garage itself has a steel roller shutter access door and power points.

Services

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

Planning

We understand that the property has the benefit of existing Planning Consent for A2 use (Financial Services) as defined within the Town and Country Planning (Use Classes) Order 1987. A change of use to class A1 (Retail) would normally not require additional consents but applicants are encouraged to enquire directly of the Local Planning Authority, Northampton Borough Council. Tel: 01604 837837

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Leasing Terms

The property is available on new Full Repairing and Insuring Lease for term to be negotiated at an initial rental of £11,500 per annum exclusive.

Rating

Shop and Premises

Rateable Value - £6,300

Uniform Business Rate 2012/138 – 0.458 (relief or small business discount may apply)

It should be noted that the first and second floor accommodation was previously subject to council tax (Band A) but this accommodation was removed from the rating list when the previous occupiers utilised this space as commercial offices and ancillary.

Further enquiries should be directed to the combined rating service for Northampton and Wellingborough (Tel: 01933 231691)

Legal Costs

Each party to be responsible for their own legal costs.

Value Added Tax

It is understood that VAT will not apply but interested parties should obtain their own advice in this regard.

Energy Performance Certificate

Paper or electronic copies of the EPC and Recommendation Report are available on request and entirely free of charge.

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.lettingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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