

Exciting Northampton Town Centre Shop Opportunity

St Giles Street, Northampton NN1 1JF

Confidentially available – staff unaware

- **Immediate availability in one of Northampton town centre's most popular retailing locations**
- **Comprising 1,531 sq ft – 490 sq ft at ground floor**
- **Available by way of assignment at a current rental of £14,000 per annum exclusive**
- **Premium offers invited**

Location/Description

A prominent mid-terrace shop property of brick construction under a recently refurbished and comprehensively re-roofed dual pitch slate. The property has a plate glass display window with ground floor sales, first and second floor offices and self-contained access to basement storage at the rear.

St Giles Street is one of Northampton town centre's most popular shopping streets, with adjacent and nearby occupiers including Lawrences (next door), Bonds Jewellers (next door), Post Office, Mace and a host of local independent retailers. St Giles Street is situated right in the heart of Northampton town centre.

Accommodation

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

Gross Frontage	-	17 ft 6 in
Internal Width	-	16 ft 6 in
Ground Floor Sales	-	490 sq ft (46 m ²)
Including small kitchenette at the rear, a rear access door and stairs to the upper floor offices.		
First Floor Offices	-	389 sq ft (36 m ²)
Second Floor Offices	-	321 sq ft (30 m ²)
Basement Stores	-	331 sq ft (31 m ²)
Overall total	-	1,531 sq ft (143 m²)

There is customer/staff toilet accommodation on the half landing between ground and first floors with wc, Belfast style sink, Santon water heater and drainer.

Services

We understand that all usual mains services are connected, although none of these service connections have been tested. The property does not have the benefit of any central heating, although there are water heaters in both the ground floor kitchen and also the half landing toilet area.

Rates

The property has the following rating details;

Shop and Premises - £12,500

For further information or for details of rates payable, relief or discounts please contact the Combined Rating Information Service for Northampton and Wellingborough (telephone 01933 231604)

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

Town Planning

The property has been used for many years as a retail premises – Class A1 use. The property is Grade II listed (as are the adjoining properties in this parade) and the property is also situated in the St Giles Conservation Area.

For further information please contact the Planning Authority, Northampton Borough Council, tel. 01604 837837.

Lease Terms

The property is available by way of assignment of the existing lease which runs for a period of twelve years effective 25th December 2007 at a current rental of £14,000 per annum exclusive. It is understood that no VAT election has been made. The tenant has the benefit of a tenant-only lease break option effective 25th December 2015, at which stage there will be a rent review if the break is not exercised. The lease is drawn on internal repairing terms to include maintenance responsibilities in respect of the shop front but not the remainder of the exterior of the property.

For further information or for a confidential copy of the occupational lease please contact the sole agents.

Premium

Premium offers are invited.

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.

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.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

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