

## To Let

### Substantial Leasehold Premises

**Cardoman City (formerly Vernon Hall), 156 Wellingborough Road,  
Northampton, NN1 4DU**

**Currently in use as a Wine Bar/Restaurant**

#### Location

The property is located on the south side of Wellingborough Road between West Street and Vernon Street in an established and popular retail location benefiting from substantial passing traffic and the surrounding densely populated residential area whilst being within walking distance of the town centre. On-street car parking is available along Wellingborough Road.

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.

View location of property here: <http://www.streetmap.co.uk/map.srf?X=476568&Y=260943&A=Y&Z=115>

#### Description

The property comprises a mid-terrace building of brick construction under a pitched slate roof with a feature glazed full width frontage. The accommodation, which has been refurbished throughout, is principally open plan arranged over lower ground, ground and first floors with inter floor access via an internal stairway to the front and rear of the building. The building is fitted with air conditioning and a gas fired boiler supplying radiators.



#### Accommodation

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

Site width		29ft 2in / 8.89 m
Lower Ground: Bar		101 m <sup>2</sup>
	Ancillary	8.85 m <sup>2</sup>
Ground Floor: Reception/Restaurant		117 m <sup>2</sup>
	Kitchen	33 m <sup>2</sup>
First Floor:		
	Restaurant	97 m <sup>2</sup>
	Ancillary	12 m <sup>2</sup>
	W.C.s	
<b>Total Floor Area</b>		<b>369 m<sup>2</sup>/3970 ft<sup>2</sup></b>

#### Services

We understand mains water, electricity and gas are connected to the property with drainage into the main drainage system although it should be noted that no tests have been carried out on services and no warranty is given as to their condition.

**Phone** 01604 629988 • **Fax** 01604 626247 • **Email** [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)

### Planning

We understand the property, which traded as a champagne bar/restaurant, has planning consent for A3 use. Interested parties should make their own enquiries as to the suitability of the current planning consent and intended use of the property.

### Rates

We understand from the local Rating Authority at Northampton Borough Council that the property has the following rating assessment for 2010/2011:-

Rateable Value	- £36,750 draft
Yearly Rates Payable	- £15,361.50
Uniform Business Rate	- 41.4 p / £

We would recommend interested parties verify the above figures direct with the Local Rating Authority on 01933 231604.

### Terms

The property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed at a net initial rental of £45,000 per annum exclusive.

### 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](http://www.leasingbusinesspremises.co.uk)

### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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Contact: Robin Ungemuth

### Disclaimer

**AbbeyRoss Property Consultants (ARPC)** for themselves and for the Vendors or Lessors of the property whose agents they are gives notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract;
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