

## To Let

### Central Northampton Fully Fitted Restaurant Premises

#### Blue Plate Diner, The Old Bakery, The Ridings, Northampton, Northamptonshire, NN1 2AQ

##### Location

Northampton is the County Town of Northamptonshire and is an expanding and strategically located regional centre within the East Midlands.

The town has experienced substantial growth within recent years and has a current population in excess of 200,000, with a catchment population in the region of 230,000. The town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. It has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

This detached property is situated on the south side of The Ridings which runs between the prime retail areas of Abington Street, The Grosvenor Centre and St Giles Street. The property is well positioned to benefit from the town's professional office areas to the east of the property.

This location is now considered to form part of the established restaurant/pub circuit of the town with nearby traders to include Yates, Subway, O'Briens, The Goose and Costa Coffee. There is on street pay and display parking nearby and a Council operated pay and display surface car park a few metres away.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475730&Y=260553&A=Y&Z=115>

##### Description

The property comprises a character detached single storey former bakery of traditional brick construction under a "northern light" roof structure. The building was converted to provide a single storey restaurant, capable of accommodating approximately 120 covers retaining many of the original features.

The basement storage is situated to the front of the building with internal access.

To the east elevation is a shared driveway providing a "Right of Access" for fire escape purposes.



##### Services

It is understood that all mains services are available, but have not been checked.

##### Accommodation

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

Gross frontage to The Ridings approx 53 ft/16.15 m

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Max built depth approx 80 ft 6 ins/24.54 m

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**TOTAL GROSS INTERNAL GROUND FLOOR AREA:**

**Approx 3,443 sq ft/320 sq m**

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Comprising: Restaurant area, bar, kitchen, wc facilities and stores

Basement

Approx 262 sq ft/24.35 sq m

The property is fully fitted and capable of immediate trading. A full inventory is available on request.

#### Planning

We understand that use Class A3 (Restaurant) as defined under The Town & Country Planning (Use Classes) Order 1987, was granted in August 1998. Any enquiries should be directed to Northampton Borough Council on 01604 837837. The property also benefits from a premises licence for the sale of alcohol on and off the premises.

#### Rates

We are advised by the Local Rating Authority at Northampton Borough Council (01604 837307/8) that the property has the following rating assessment for business rates.

Rateable Value £22,000

Uniform Business Rate (2008/2009) 46.2

#### Terms

The property is offered on a new Full Repairing and Insuring lease for a term to be negotiated at a net initial rental of £55,000 per annum exclusive, subject to five yearly upward only rent reviews. Further details on request.

#### 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](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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E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)

Contact: Robin Ungemuth

#### Disclaimer

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