

## Town Centre Retail Unit

# To Let

(Former Hairdressers)

Unit 8 The Ridings  
St Giles Street  
Northampton  
NN1 1EZ



### Location

The Ridings Arcade is an extension of an existing arcade between Hennies and Morritz (H & M) and the former Co-op store on Abington Street through to St Giles Street, connecting the prime retail area to the town's Post Office and busy commercial/retail area around St Giles Street/Derngate.

The units form part of the development which is a redesign of The Ridings Arcade, an original 1939 Co-operative Store with art deco façade comprising ten retail units of varying sizes having frontages to, and access from, both St Giles Street and The Ridings.

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.

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

### Description

The Ridings Arcade has undergone a total refurbishment with glazed tiles, marble and metal effects, giving a light and airy atmosphere for shoppers but at the same time returning the art deco environment for this part of the town centre to its original splendour. The subject property provides ground floor lock-up retail accommodation with ancillary storage/office accommodation to the rear. There is rear access for deliveries and loading.

### Accommodation

Frontage to The Ridings Arcade	-	17' 6" / 5.3 m
Sales Area approx	-	537 sq ft / 50 m <sup>2</sup>
Rear Store/Kitchen	-	54 sq ft / 5 m <sup>2</sup>
Disabled WC		
<b>Total Floor Area approx</b>	<b>-</b>	<b>591 sq ft / 55 m<sup>2</sup></b>

### Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated at a net initial rental of £10,000 per annum exclusive.

### Rating Details

Rateable Value	£8,600
Uniform Business Rate 2012/2013	45.8
Rates Payable	£3,870

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

### Costs

The incoming tenant to be responsible for the landlords' proper and reasonable 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.

### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

### A Code of Practice for Commercial Leases

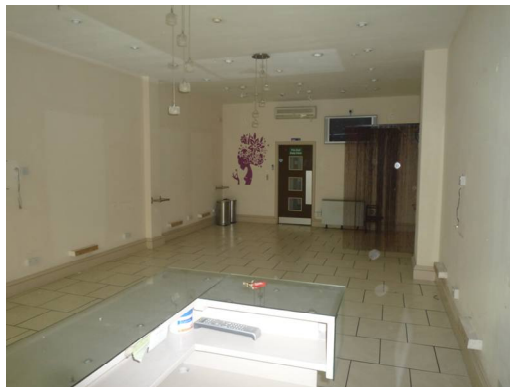
ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### 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: Mr Robin Ungemuth



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