

## FOR SALE

POPULAR MAIN ROAD RESTAURANT/TAKEAWAY/RETAIL OPPORTUNITY

329 WELLINGBOROUGH ROAD  
ABINGTON  
NORTHAMPTON NN1 4EW



- Comprising a partially refurbished mid-terraced property totalling over 1,894 sq ft (176 m<sup>2</sup>)
- Offers in excess of £160,000 for the freehold interest with vacant possession – preference for a cash sale
  - Available immediately and without premium

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

### LOCATION

The property is situated on the northern side of Wellingborough Road close to the junction with Allen Road in the popular Abington area east of Northampton town centre. Wellingborough Road is one of Northampton's most popular retailing and food locations with nearby and adjacent occupiers including Sainsburys, Ossies, Thackerays, Barclays Bank, Co-op as well as a range of national and regional retailers, estate agents, banks and food outlets.

### DESCRIPTION

The property comprises a mid-terrace building of brick construction under pitched slate roof with a double bay front to Wellingborough Road. The accommodation comprises ground and first floor commercial space with a single cellar basement store and additional ancillary accommodation at second floor level. The property has been partially refurbished by our clients and ready to take tenants fitting out works including installation of ablution facilities if the upper parts are let separately as residential, together with other relevant fitting out works by an ingoing occupier. The property has the benefit of all mains gas, water, electrical and telephone connections, although none of these services have been tested.

There is a small enclosed yard at the rear of the building together with lane way access (via Allen Road) and the property is adjacent to a bus stop.

The access doorway from Wellingborough Road provides the flexibility of sub-letting or letting the upper parts separately from the ground floor/basement accommodation and there is a metal fire stair at the rear of the building providing emergency escape from the first and ground floors.

The property has the benefit of a single toilet in the rear ground floor and the ground floor and first floor accommodation are principally open plan.

### ACCOMMODATION

Gross frontage	-	16 ft
Internal width (maximum)	-	14 ft 10 in
Ground floor sales	-	768 sq ft
First floor restaurant/sales	-	634 sq ft
(First floor ancillary	-	41 sq ft)
Second Floor ancillary	-	295 sq ft
Basement storage	-	197 sq ft
<b>Overall total</b>	-	<b>1,894 sq ft (176 m<sup>2</sup>) plus ancillary</b>

### SERVICES

We believe that all mains water, sewerage, electricity, gas and telephone services are connected although none of these services have been checked. There is no central heating in the property and the refurbishment in terms of the services provision is finished to a 'developers shell'.

### RATING DETAILS

Shop and premises	-	£7,300
Offices and premises	-	£4,100

Please note that this is not the level of business rates payable and discounts or relief may be available to small businesses. Please contact Northampton Combined Rating Services on 01933 231604.

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### TOWN PLANNING

The property has the benefit of a current planning consent for use as Restaurant and Takeaway and a copy of the Northampton Borough Council consent certificate reference N/2008/1102 is available on request. In addition, the property may be suitable for Class A2 (Financial and Professional Services) and Class A1 (Shops) Uses and any such enquiries should be directed to Northampton Borough Council/WNDC telephone 01604 837837.

### TERMS

Freehold offers in excess of £160,000 for the benefit of the freehold interest with vacant possession on completion. Preference may be given to prospective purchasers who are able to proceed immediately with any agreed sale.

All prices are quoted exclusive of VAT. Applicants should obtain their own advice in respect of the application of any VAT charges.

### ENERGY PERFORMANCE CERTIFICATE

Paper or electronic copies of the EPC and Recommendation Report are available on request and entirely free of charge. A summary of the EPC is contained within these particulars.

### A CODE OF PRACTICE FOR COMMERCIAL LEASES

AbbeyRoss Property Consultants encourage landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

### VIEWING AND FURTHER INFORMATION

By contacting the sole agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
Mobile: 07798 903977  
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Contact: Mr Brendan Bruder



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**Energy Performance Certificate**   
Non-Domestic Building

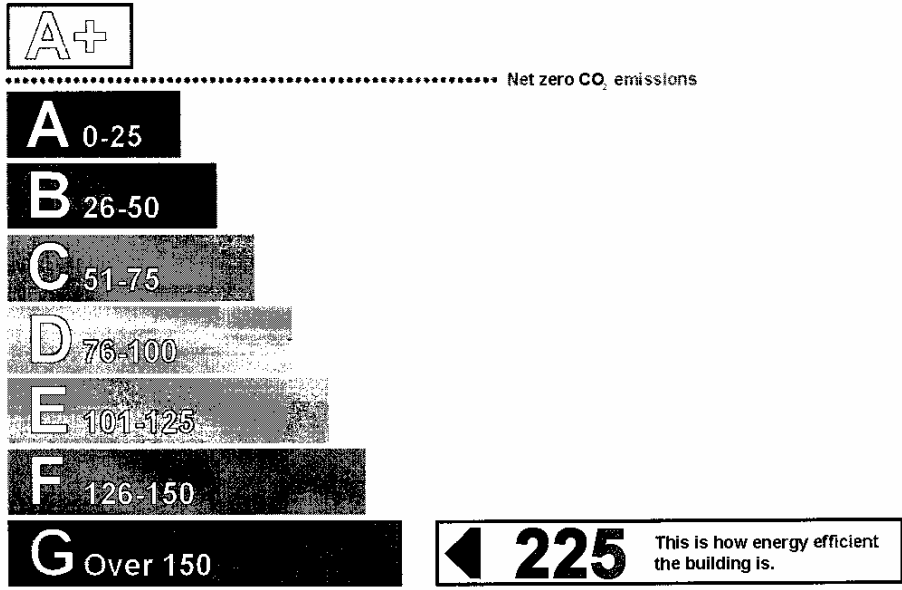
329 Wellingborough Road  
NORTHAMPTON  
NN1 4EW

**Certificate Reference Number:**  
0470-0139-3459-7422-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Less energy efficient

**Technical information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	191
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	282.8

**Benchmarks**

Buildings similar to this one could have ratings as follows:

36	If newly built
57	If typical of the existing stock

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