

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

## To Let

### Modern Retail Unit

**5 Wilkes Walk, Grange Park, Northampton NN4 5DW**



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#### Location

The property is located in a pedestrianised precinct within the Grange Park District Centre where occupiers include Budgens Supermarket, dry cleaners, fish & chip bar, pizza and curry take aways, hairdressers, estate agent, pharmacy, doctors surgery, childrens nursery and Chinese take away.

Grange Park is a new district comprising residential and commercial properties on the southern edge of Northampton and being strategically placed adjacent to the M1 at Junction 15 and the A45 dual carriageway giving direct access to Northampton Town Centre.

#### Accommodation

Open plan sales area	-	720.45 ft <sup>2</sup>	66.93 m <sup>2</sup>
Ancillary kitchen & wc	-	162.70 ft <sup>2</sup>	15.11 m <sup>2</sup>
<b>Total</b>	-	<b>883.15 ft<sup>2</sup></b>	<b>82.04 m<sup>2</sup></b>

#### Description

The premises comprise a ground floor lock-up retail unit with fully glazed double leaf entrance doors and a separate large display window. Internally there is a tiled floor to the open plan retail area, suspended ceiling and radiator central heating. There are kitchen and disabled wc facilities at the rear. Rear door to parking/service yard area. There are approximately 123 on-site parking spaces.

#### Planning

We are advised that the property has A1 Retail consent and was recently occupied by a florist. However, the property has previously traded as a café/bistro (A3). Interested parties should make their own enquiries with South Northants Council (Planning Department) 01327 322322.

#### Services

We understand that all mains services are available but these have not been tested. Interested parties should make their own enquiries.

#### Rating Details

The Valuation Office Agency website records the following:

Description	-	Shop and premises
Rateable Value	-	£10,250
Multiplier	-	0.458
Rates Payable 2012/13	-	£4,694.50

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

#### Terms

The property is available on a new lease (effectively full repairing and insuring) for a term of years to be agreed at a quoting rent of £10,000 per annum exclusive.

#### Service Charge

A proportionate service charge will be payable to cover the costs of maintaining the communal area of the Centre.

#### Legal Costs

Each party to bear their own legal costs in connection with this transaction.

#### Value Added Tax

It should be noted that any figures quoted either verbally or in writing are exclusive of any VAT which the landlord may have a duty or choose to impose.

#### Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. A summary of the EPC is contained within these particulars.

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**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 joint agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1DF

Northampton

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Mr Robin Ungemuth

Hadland Chartered Surveyors  
Telephone: 01604 639657  
Fax: 01604 231564

**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;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely upon them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.



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**Energy Performance Certificate**  
 Non-Domestic Building



Unit 5  
 Wilks Walk  
 Grange Park  
 NORTHAMPTON  
 NN4 5DW

**Certificate Reference Number:**  
 0060-9009-0371-1470-3034

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

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**36** This is how energy efficient the building is.

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 416  
 Building complexity (NOS level): 3

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**37** If newly built

**63** If typical of the existing stock

[.uk](http://www.gov.uk)