

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
• Website www.abbeyross.co.uk

A1/B1/B8

17/21 COLLEGE STREET

NORTHAMPTON

NN1 2QP



Substantial commercial premises, suitable for a variety of uses, subject to planning permission, and located in the heart of Northampton Town Centre (off Gold Street), close to major bus drop-off/pick-up points and accessible to Northampton Rail Station.

TO RENT / MAY SELL FREEHOLD

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LOCATION

The substantial property is located in College Street (off Gold Street) on the corner of St Katherine's street. Town Centre facilities are easily available and there is pedestrian access to the bus drop-off/collection points in The Drapery.

DESCRIPTION

The property comprises a substantial, two storey over basement, brick built property having a pitched slate roof with single storey extension to the rear. The accommodation is arranged as sales/offices and production/storage warehousing at ground floor and offices/storage at first floor level.

The property has loading access to both road frontages, including a car park/loading bay off College Street. A further 6 parking spaces may be available on the opposite side of College Street by separate negotiation.

ACCOMMODATION (Approximate)

<u>Basement:</u>	4,838 sq ft	(449.45 m ²)	
<u>Ground Floor:</u>			
Reception/Office	437 sq ft	(4.06 m ²)	
Area A	1,813 sq ft	(168.43 m ²)	Loading door to car park
Main Warehouse/Production	2,270 sq ft	(210.9 m ²)	
Warehouse/Production Area 1	933.44 sq ft	(86.72 m ²)	Loading door
Loading Bay	587.25 sq ft	(54.56 m ²)	

First Floor:

Various offices. Total floor area 3,333.35 sq ft (309.67 m²)

PLANNING

It is understood the property has the benefit of A1 (Retail), B1 (Office) and B8 (Storage/Distribution) uses as defined in the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries with Northampton Borough Council Planning Department (01604 837837).

We understand Planning Consent was granted in 1993 for use as a Lazer Games Centre but not implemented. Earlier use has included an electrical wholesale storage and distribution centre, which included a trade counter.

SERVICES

We understand that all mains services are available.

BUSINESS RATES

Rateable Value:	£27,250
Uniform Business Rate 2010/2011:	41.4 pence in the pound
Rates Payable to April 2011:	£11,281.50 per annum

TERMS

Leasehold

A new full repairing and insuring lease is available for a term of years to be agreed at a net initial rent of £30,000 per annum exclusive.

Freehold

Our clients would consider a disposal of the freehold interest.

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LEGAL COSTS

The ingoing tenant to be responsible for the landlords' reasonable legal costs.

VAT

The figures quoted are exclusive of any VAT which the owner may have an obligation or choose to impose.

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.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the joint Agents:

AbbeyRoss Property Consultants

Albion House

Victoria Promenade

Northampton

NN1 1HH

Telephone: 01604 629988

Fax: 01604 626247

E-mail: ru@abbeyrossgb.com

Contact: **Robin Ungemuth**

Checkley & Co

The Cloisters

12 George Road

Edgbaston

Birmingham B15 1NP

Telephone: 0121 456 4477

Fax: 0121 456 7914

E-mail: tim.senior@checkleys.co.uk

Contact: **Tim Senior**



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