

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

Retail Shop

To Let

45-49 Oulton Rise, Parklands, Northampton NN3 6EW



Location

This vacant unit forms part of a modern retail parade at the junction with Spinney Hill Road and Oulton Rise on the densely populated housing estate known as 'Parklands', situated to the north east of the town centre off the Kettering Road (A5123).

There are a number of schools in the area including Parklands Lower School, Northampton School for Girls and Thomas Becket Upper School. The neighbourhood is also accessible on foot, to the University of Northampton and Moulton Park employment area. There is a bus stop opposite the site. Parking is available in the dedicated car park for the shopping parade and unrestricted on-road parking. A service yard is situated at the rear.

Description

The premises comprise a large end of terrace ground floor lock-up retail unit with display modern shop front windows in two aspects. Roller shutters operate in the main entrance area. Rear access to the service yard.

Accommodation

Internal Frontage	48'11"	14.9m
Floor Areas (Approx)	Sq Ft	Sq M
Main Showroom	2,909.55	270.3
Rear Store	612	56.85
Mezzanine	369	34.28
Office/Staff Room	104	9.7
Male and female toilets		

Services

We understand that usual services are available but these have not been tested. Interested parties should satisfy themselves as to suitability.

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Planning

We are advised that the property has the benefit of Class A1 (Retail) Use as defined under the Town & Country Planning Act (Use Classes) Order as amended. Interested parties should verify for themselves that any Planning Permission is adequate for their use.

Lease Terms

The property is available by way of a new, effectively full repairing and insuring lease for a term of years to be agreed at an initial rent of £17,000 per annum exclusive. The landlord may consider division of the premises subject to agreeing satisfactory terms.

Rating Details

We understand the rateable value is - £14,250
Rates Payable - £6,911.25 pa

If the premises are divided each part will need to be reassessed. Any further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Legal Costs

The ingoing tenant to be responsible for the Landlord's 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 upon 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.lettingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

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Fax: 01604 626247
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth

Disclaimer

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