

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

**Main Road
Lock Up Retail Unit
Busy Parade**

**101 Weedon Road
Northampton
NN5 5BG**



- Popular parade opposite Northampton Rugby Club and Beacon Bingo
- Existing A1 Retail use. Possibly suitable for A3/A5 use subject to planning

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Location

Weedon Road is the main arterial route A4500 leading from the M1 Junctions 15 & 16a, Sixfields Leisure Park into Northampton town centre and is surrounded by a densely populated residential area.

The property is also within walking distance of the town's train and bus stations.

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.

Description

The property comprises a ground floor lock up retail unit benefiting from display window and security shutters. The accommodation is arranged as a sales area with storage and wc facilities to the rear.

Total Floor Area: 883 sq ft / 82 sq m

Services

We believe all mains water, electricity and gas are connected but we suggest interested parties make their own enquiries of the statutory bodies.

Rating Details

The property has the following Rateable Value for the period 2012/2013:

Rateable Value	£6,700
Uniform Small Business Rate Multiplier	0.45
Rates Payable	£3,015 per annum

The property may be subject to rate relief. Interested parties should contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691) for further details.

Terms

The property is available on a new lease for a term to be negotiated at a net initial rental of £7,950 per annum exclusive.

Costs

Each party to be responsible for their own costs throughout.

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.

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
Tel: 01604 629988
Fax: 01604 626247
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Contact: Mr Robin Ungemuth



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