

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

To Let

**72 Harbrough Road
Kingsthorpe
Northampton
NN2 7SH**



Location

The property is situated in the prime retail parade of Kingsthorpe, close to the intersection of Harbrough Road and Welford Road and in one of Northampton's busiest and most popular suburbs. The property is situated on the Western side of Harbrough Road, opposite Norton Road, and with nearby and adjacent occupiers including Boots the Chemist, Lloyds TSB, Nationwide, Waitrose, Asda, KFC, Subway, Barclays Bank, the local library and many other well known local operators and national multiple occupiers.

Description

The premises comprise the ground floor and lower ground floor (with rear loading access) within this modern terrace. The sales area provides good open space with fully glazed frontage, with central door to Harbrough Road.

The ground floor unit has the benefit of a suspended ceiling incorporating fluorescent lighting, and electric storage radiators.

Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

Internal frontage	-	22 ft 8 in / 6.912 m
Sales area	-	708 sq ft / 65.72 m ²
Lower ground floor	-	301 sq ft / 91.75m ²
WC		
Double loading doors from rear service road		

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

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

Services

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

Planning

The property has, for many years, been used as a Travel Agency, falling within Use Class A1 of the Town & Country Planning (Use Classes) Order 1987 as amended. The property has previously operated as a Coffee Shop/Café (effectively A3 and A5) – Consent No. N/1989/830.

Any intensification of use from A1 will require Planning Consent. Interested parties should satisfy themselves that the Planning Consent is satisfactory for their intended use by contacting Northampton Borough Council Planning Department (01604 837837).

Lease Terms

The property is available by way of a new lease, without premium, on effectively full repairing and insuring terms for a period of years to be agreed. The net initial rent is £19,750 per annum exclusive.

Business Rates

The Rateable Value is £19,500

To verify this information and to check the current rate in the pound/rates payable, together with any other information required, please contact the combined rating service for Northampton on 01933 231604.

Legal Costs

Each party to be responsible for their own legal costs.

Value Added Tax

It should be noted that the figures are exclusive of any VAT which the lessor 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 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

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants	Telephone:	01604 629988
Albion House	Fax:	01604 626247
Victoria Promenade	Mobile:	07798 903977
Northampton	E-mail:	brendan.bruder@virgin.net
NN1 1HH	Contact:	Mr Brendan Bruder

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:

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