

## To Let

### 32a St Giles Street, Northampton, NN1 1JA

#### Location

Northampton is the County town of Northamptonshire with an urban population in excess of 200,000 and a catchment population of 275,000 within the commuting area. The town is situated approximately 65 miles due north of London and 55 miles south east of Birmingham and has the benefit of being linked by a regular British Rail service to London (Euston) and Birmingham (New Street). The town is also served by Junctions 15, 15A and 16 of the M1 Motorway being within 5 miles distance. The A1/M1 Link Road (A14) is located approximately 15 miles to the north of the town. View map of location here: <http://www.streetmap.co.uk/map.srf?X=475708&Y=260483&A=Y&Z=115&ax=475708&ay=260483>

Northampton with its central location is now recognised as a major regional centre attracting substantial companies.

The subject property is situated on the west corner of St Giles Street at its junction with Castilian Street, close to the town's main Post Office and the Northampton Borough Council office's at the Guildhall. The property is also close to the town's prime retail area of Abington Street and the Grosvenor Centre which is linked, virtually opposite via the pedestrianised Fish Street.

#### Description

The property comprises the first and second floors within a three storey building. The property was most recently used as a gymnasium on the first floor and ancillary office accommodation on the second floor.



#### Accommodation

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

Ground floor entrance area with access from Castilian Street has stairs leading to:

First Floor	Approx	1,532 sq ft	142.33 sq m
Second Floor	Approx	941 sq ft	87.42 sq m

#### Planning

The premises are currently used as a gym and we understand Planning Permission was granted in 2000 for Use category D2 (gymnasium) as provided under the Town & Country Planning (Use Classes) Order Review 2005. Immediately prior to the present use the premises was a restaurant (A3) and offices (B1) before that. Interested parties should satisfy themselves that the premises have the appropriate Consent for the use intended.

#### Rates

We are advised by the Combined Rating Service (01933 231604) that the property has the following Rating assessment for the period 2009/2010:

Rateable Value	£15,500
Uniform Business Rate	48.5 pence in the £
Rates payable '09/'10	£7,517.50 per annum

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#### Terms

The premises are available by way of a new full repairing and insuring lease for a term to be negotiated at a net initial rental of £16,500 pax.

#### 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.

#### 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 agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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#### 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;
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