

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

WAREHOUSE/WORKSHOP/OFFICES WITH CAR PARKING

TO LET ON A NEW LEASE

58 Ivy Road
Abington
Northampton
NN1 4QT



- Self-contained warehouse/workshop
- Close to the Town Centre
- Secure enclosed courtyard
- Car parking
- Total 1,635 ft² / 152 ft²
- On-site parking for approximately 6 vehicles

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Location

The property is located on the east side of Ivy Road within the popular Abington area close to the old Racecourse. Ivy Road, which is a predominantly residential area, links Abington Avenue with Abington Grove approximately 1.5 miles north east of Northampton town centre.

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/Accommodation

The property comprises a two storey former factory/warehouse premises constructed of brick under a pitched slate roof set back with an enclosed courtyard off Ivy Road behind full height double metal gates. The accommodation is arranged as ground floor storage warehouse accommodation arranged in two bays with first floor offices above. The ground floor is accessed via double timber loading doors and has the benefit of three phase electricity. The first floor offices are fitted with strip lighting, gas fired radiator central heating and air conditioning cassettes.

The accommodation briefly comprises:

Ground Floor	1,045 ft ² / 97 m ²
First Floor Offices	590 ft ² / 55 m ²
Kitchenette & wc facilities	

Total net internal floor area **1,635 ft² / 152 m²**

Services

We understand the property benefits from mains water, gas and both single and three phase electricity with drainage into the main drainage system.

The services have not been tested and interested parties should make their own investigations.

Rating Details

We understand from the Local Rating Authority that the property has the following rating assessment:

Store and Premises	
Rateable Value	£5,300
Uniform Business Rate 2012/2013	45.8 pence in the pound
Rates Payable	£2,106.80

The subject property may be liable for Small Business Rate Relief due to the rateable value and interested parties should make their own enquiries with the Local Rating Authority on 01933 231691.

Terms

The property is available on a new lease for a term to be negotiated at a net initial rental of £8,750 per annum exclusive.

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 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

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Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
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Victoria Promenade
Northampton NN1 1HH

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



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;
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