

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

BUSY MAIN ROAD RESTAURANT /TAKEAWAY

**3 ALEXANDRA TERRACE
KINGSTHORPE
NORTHAMPTON
NN2 7SJ**



- * **Prominent Unlicensed Restaurant / Takeaway premises in one of Northampton's busiest neighbourhood centres.**
- * **Comprising 485 sq ft ground floor plus basement 480 sq ft storage.**
- * **Available on a new lease WITHOUT PREMIUM.**

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DESCRIPTION

The property comprises a mid terrace lock-up commercial premises with ground floor take away, sales, preparation and kitchen together with basement storage. The property being offered comprises part of a two storey over basement mid terrace property of brick construction under a slate pitched roof with plate glass display frontage to Alexandra Terrace/Harborough Road and separate external rear access to the basement storage area.

The property has been fitted out by the current occupiers and includes a servery and small customer seating area, take away counter, preparation area/office and kitchens on the ground floor. The basement provides dry storage and also the main meter housings.

LOCATION

The property is situated on the primary retailing parade of Kingsthorpe close to the intersection of Harborough Road and Welford Road and in one of Northampton's busiest and most popular shopping suburbs. The property is situated on the western side of Harborough Road opposite Yelvertoft Road and with nearby and adjacent occupiers including Boots Chemist, Lloyds TSB, Nationwide, The Framing Centre, KFC, Waitrose and a host of other well known local retailers and national multiple occupiers.

ACCOMMODATION

Gross frontage –	16' 9"
Sales Area –	375 sq ft
Kitchen –	20sq ft
Preparation/Office –	90 sq ft
Basement Storage –	480 sq ft

Total approximately – 965 sq ft (90 sq m)

SERVICES

We understand that all usual services are connected although this has not been checked nor have the service supplies been certified.

RATING DETAILS

Shop and premises - £13,750

To verify the accuracy of this information and to check the applicable current rate in the pound/rates payable please contact the combined rating service for Northampton. Tel: 01933 231604

TOWN PLANNING

Planning consent was granted in October 2000 (application No. N/2000/1085) for change of use from Estate Agents (Class A2) to Café/Sandwich Bar (Class A3 – now effectively A5/A3). A copy of the planning consent, together with any other information required, can be obtained from the Planning Department at Northampton Borough Council, tel: 01604 837837.

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LEASE TERMS

The property is available on a new lease for a term of 6 or 12 years with 4 yearly rent reviews at a net rental of £15,800 per annum exclusive.

No premium is required.

ENERGY PERFORMANCE CERTIFICATE

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. A summary of the EPC is contained within these particulars.

CODE FOR COMMERCIAL LEASES IN ENGLAND & WALES

AbbeyRoss Property Consultants encourage all landlords and tenants to consider the recommendations of this publication – applicants should enquire directly of the agents to discuss specific terms. For further information please visit www.lettingbusinesspremises.co.uk

VIEWING & FURTHER INFORMATION

By contacting the sole letting agents:

Abbeyross Property Consultants
Albion House
Victoria Promenade
Northampton
NN1 1HH

Tel: 01604 629988
Fax: 01604 626247
Email: brendan.bruder@virgin.net

Contact: 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:

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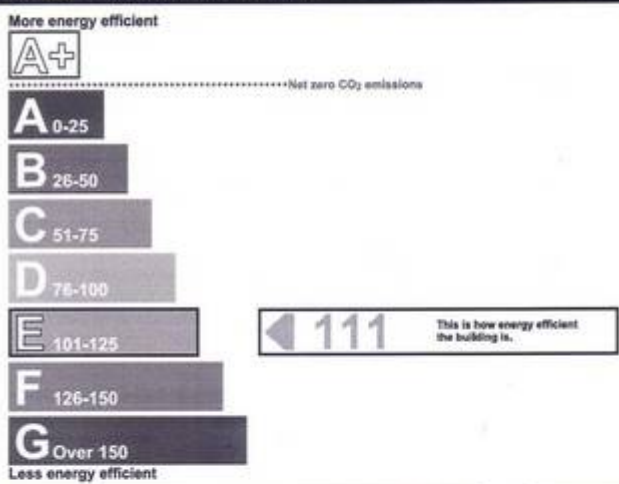
Energy Performance Certificate 
 Non-Domestic Building

Apna Takeaway
 3 Alexandra Terrace
 NORTHAMPTON
 NN2 7SJ

Certificate Reference Number:
 9275-3010-0428-0090-6121

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 99
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 174.98

Benchmarks

Buildings similar to this one could have ratings as follows:

33	If newly built
87	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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