

To Let

Retail Shop

41 Oulton Rise, Parklands, Northampton, NN3 6EW

Location

This vacant unit forms part of a modern retail parade at the junction with Spinney Hill Road and Oulton Rise on the densely populated housing estate known as 'Parklands', situated to the north east of the town centre off the Kettering Road (A5123).

There are a number of schools in the area including Parklands Lower School, Northampton School for Girls and Thomas Becket Upper School. The neighbourhood is also accessible, on foot, to the University of Northampton and Moulton Park employment area. There is a bus stop opposite the site. Parking is available in the dedicated car park for the shopping parade and unrestricted on-road parking. A service yard is located at the rear.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=476879&Y=263916&A=Y&Z=115>

Description

The premises comprise a ground floor lock-up mid-terraced property. There is a modern shop front, electric heating, category 2 lighting and access to the service yard.



Services

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

Accommodation

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

Main Sales Area - approx 659 ft² (61.22 m²)
Kitchen - approx 52 ft² (5.76m²)
Rear Store - approx 44.6 ft² (4.14 m²)
Toilet and Cloakroom

Planning

We are advised that the premises were most recently occupied by an Estate Agency which falls within Class A2 of the Town & Country Planning Act (Use Classes) Order as amended and also includes Class A1 Retail. Interested parties should verify for themselves that any Planning Permission is adequate for their use.

Rates

We understand the rateable value is - £5,100
Uniform Business Rate 9/10 - 48.5 pence/£
Rates payable - £2,573.50 pa

This may be subject to small business relief. Interested parties are advised to clarify these details with the Combined Rating Authority (telephone 01933 231604)

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

Terms

The property is available by way of a new, effectively, full repairing and insuring lease for a term to be agreed at an initial rent of £6,950 per annum exclusive.

Costs

The incoming 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

Viewing and Further Information

Strictly by appointment only with the agents:-

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Disclaimer

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