

## To Let

### Retail Shop

**Incentives available**

## 45 – 49 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=476924&Y=263811&A=Y&Z=115>

#### Description

The premises comprise a large end of terrace ground floor lock-up retail unit with display modern shop front windows in two aspects. Roller shutters operate in the main entrance area. Rear 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):-

Internal Frontage                      48'11"                      (14.9m)

Floor Areas (Approx)	Sq Ft	Sq M
Main Showroom	2,909.55	270.3
Rear Store	612	56.85
Mezzanine	369	34.28
Office/Staff Room	104	9.7
Male and female toilets		

#### Planning

We understand that the property has the benefit of Class A1 Use (Retail) as defined under the Town & Country Planning Act (Use Classes) Order as amended and also includes Class A1 Retail. Interested parties should verify direct with the Local Planning Authority (01604 837837) that any intended use is appropriate to the permitted Planning Consent.

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)

#### Rates

We understand the rateable value is - £14,250  
Uniform Business Rate 9/10 - 48.5 pence/£  
Rates payable - £6,911.25 pa

If the premises are divided each part will need to be re-assessed. Any further enquiries should be directed to the Combined Rating Authority (telephone 01933 231604)

#### Terms

The property is available by way of a new, effectively, full repairing and insuring lease for a term of years to be agreed at an initial rent of £17,000 per annum exclusive. The landlord may consider division of the premises subject to agreeing satisfactory terms.

#### 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  
Fax: 01604 626247  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: 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;
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