

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

ST GILES QUARTER SHOP TO LET

27 St Giles Street
Northampton
NN1 1JA



- Immediate availability in one of Northampton town centre's most popular and niche retailing locations.
- Comprising 472 ft² of prime sales space with newly fitted kitchen/staff area and manager's office.
- Available on a new lease for a term to be agreed at a net initial rental of just £11,500 per annum exclusive.
- No premium.

Location/ Description

A prominent mid-terrace shop property close to the junction of the pedestrianised Fish Street/Abington Street and St Giles Street in the St Giles Quarter of Northampton town centre. St Giles Street itself has many specialist fashion and regional multiple retailers including Lawrences/Oliver Adams, Colemans Stationers, Bonds Jewellers, Montagu Jeffery Menswear and Costcutter. Other notable occupiers in the immediate vicinity include the Post Office (directly opposite the subject), Northampton's landmark Guildhall as well as a host of specialist retailers and national multiples including Subway, William Hill, Costa Coffee, Marks & Spencer, BHS etc.

The subject property is a period mid-terrace lock-up shop within a two storey painted and rendered property. The subject unit has been newly created, incorporating a showcase/arcade style sales display, concrete screed open plan sales area, steps up to newly installed toilet/wash facilities, staff area and manager's office.

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Accommodation

Internal frontage	-	12 ft
Sales	-	424 ft ²
Ground floor staff/managers	-	48 ft ²
Total Ground Floor Area	-	472 ft²

Including wc, wash hand basin, manager's office and staff area

Services

We understand that all usual mains services are connected although none of these service connections have been tested. There is no central heating in the property, nor does the property appear to have a gas meter although gas connections are available adjacent.

Rating Details

The property has been recently reassessed.

Shop and premises	-	£11,500
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For further information or for details of any reliefs or discounts (for example the Small Business Rates Relief) please contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231604).

Town Planning

The property is situated in a central shopping location and would appear suitable for Class A1 (retail) or A3 (café and restaurant) use, although both of these uses would require change of use consent. The property is also situated in the St Giles Conservation Area.

For further information please contact the Planning Authority, Northampton Borough Council (tel: 01604 837837).

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.lettingbusinesspremises.co.uk

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.

Lease Terms

The property is available on a new lease for a term to be agreed at a net commencing rental of £11,500 per annum exclusive. There is no premium required. A short rent free period may be available subject to terms, references etc.

Value Added Tax

All figures quotes are exclusive of any VAT that may apply and interested parties are recommended to take their own advice in respect of any VAT that our clients may have a duty to impose.

Viewing and Further Information

Strictly by appointment only with the sole agents:-

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Energy Performance Certificate HM Government
 Non-Domestic Building

27 St. Giles Street
 NORTHAMPTON
 NN1 1JA

Certificate Reference Number:
 0080-0732-6479-7324-0006

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

Rating	CO ₂ Emissions (kg/m ² /year)
A+	0-10
A	10-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

190 This is low energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 52
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 227.1

Benchmarks

Buildings similar to this one could have rating as follows:

32 If newly built
86 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.

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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