

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

BUSY MAIN ROAD RETAIL PREMISES

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



- * **Prominent retail premises in one of Northampton's busiest neighbourhood centres.**
- * **Comprising 594 sq ft ground floor plus 831 sq ft basement storage.**
- * **Rear loading.**
- * **Available on a new lease WITHOUT PREMIUM.**
- * **Possible freehold sale.**

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DESCRIPTION

The property comprises a mid terrace lock-up commercial premises with ground floor sales 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 at street level to the basement storage area.

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 –	15 ft
Sales Area –	594 sq ft / 55.18 sq m
Basement Storage –	831 sq ft / 77.2 sq m

Total approximately – 1,425 sq ft / 132.4 sq m)

SERVICES

We understand that all usual services excepting gas are connected although these have not been checked nor have the service supplies been certified.

RATING DETAILS

Shop and premises - £11,750

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

We understand the property has existing A1 retail consent.

LEASE TERMS

The property is available on a new lease for a term to be agreed at a net initial rental of £12,750 per annum exclusive.

No premium is required.

Consideration will be given to a sale of the freehold interest. Further details on request.

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ENERGY PERFORMANCE CERTIFICATE

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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.leasingbusinesspremises.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: ru@abbeyrossgb.com

Contact: Robin Ungemuth

Disclaimer

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- (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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