

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

## Town Centre Offices

# To Let

**57a St Giles Street  
Northampton  
NN1 1JF**



### Location

St Giles Street offers a busy and thriving prime secondary shopping environment with one-way traffic, on street parking, major bus set down points and Northampton's main Post Office.

Northampton is a strategically located regional centre with a population in excess of 200,000 and a catchment area population of approximately 300,000. This county town is situated approximately 67 miles north west of London and about 55 miles south east of Birmingham. Lines of communication have steadily improved and the town now has excellent access to the M1/A45, A14 and A6. There are regular rail services to London (Euston) and Birmingham (New Street) all of which give Northampton good local and national connections.

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#### Description

The self-contained office accommodation is arranged over first and second floors with dedicated pavement access front door. The accommodation has the benefit of uPVC double glazing, wall mounted electric heaters and Category 2 lighting to the office space.

#### Accommodation

##### Ground Floor

Entrance Hall  
 Stairs leading to upper floors  
 Storage cupboard giving access to cellar by ladder

##### First Floor

Main Front Office	24.3 m <sup>2</sup> / 261.62 ft <sup>2</sup>	Twin uPVC double glazed windows, Category 2 lighting, wall mounted electric heaters.
Second Office	18.26 m <sup>2</sup> / 196.57 ft <sup>2</sup>	Front aspect with uPVC double glazed window, Category 2 lighting, wall mounted electric heaters.

Kitchen and male and female toilets, rear aspect uPVC double glazed window

##### Second Floor

Landing		uPVC double glazed window to half landing area Locked door to loft space (unseen)
Front Office	23.96 m <sup>2</sup> / 257.93 ft <sup>2</sup>	Twin uPVC double glazed windows, Category 2 lighting, electric wall heaters
Office Room 2	19.84 m <sup>2</sup> / 213.54 ft <sup>2</sup>	Front aspect with uPVC double glazed window, Category 2 lighting, electric heaters.
Rear Office	14.15 m <sup>2</sup> / 152.36 ft <sup>2</sup>	uPVC double glazed window, Category 2 lighting, wall mounted electric heater.

#### Lease Terms

The accommodation is offered on a new, effectively full repairing and insuring lease at a rental of £10,000 per annum, for a term to be agreed.

#### Rating Details

Rateable Value: £7,000  
 Rates payable 2013/2014: £3,297.00 per annum.

Interested parties are advised to clarify these details with the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

#### Planning

The property was last used as offices. Interested parties should verify direct with the Local Planning Authority (tel: 01604 837837) that any intended use is appropriate to the permitted Planning Consent.

#### Costs

Each party to be responsible for their own 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.

#### Energy Performance Certificate

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

#### 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](http://www.lettingbusinesspremises.co.uk)

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**Viewing and Further Information**

Strictly by appointment only with the agents:-

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Victoria Promenade  
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E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

**Disclaimer**

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- (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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