

## To Let

**47 – 49 St Giles Street, Northampton, NN1 1JF**

### **Fully Fitted Licenced Restaurant with Existing A3 Consent Suitable for A2 or A1 Use subject to Planning Verification**

#### **Location**

The subject property is situated on the north side of St Giles Street in a busy and popular trading position that has improved over recent years and now contains a number of specialist retailers such as Churches China, Jones Shoes, the town's main bus set down points. There is also on street car parking.

Northampton is the County Town and has an urban population of approximately 200,000 and a catchment of approximately 230,000. The town is situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham. The town has excellent access to the M1/A45, A14 and A34. There are regular rail services to London (Euston) and Birmingham (New Street), all of which give Northampton good local and national connections.

View map of location here: <http://www.streetmap.co.uk/map.srf?X=475786&Y=260528&A=Y&Z=115>

#### **Description**

The property comprises the ground floor of a refurbished building and is currently fitted out as a restaurant.



#### **Services**

The property has the benefit of all mains gas, water and electricity supplies.

#### **Accommodation**

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

Gross frontage	33 ft / 10 metres
Net frontage	31 ft 9 ins / 9.7 metres
Ground Floor (approx)	1,828 sq ft / 170 sq m

#### **Planning**

We understand the property has the benefit of existing A3 (Restaurant/Pub) Consent and subject to verification by the Local Planning Authority, could be suitable for A2 (Office) Use or A1 (Retail) Use. All enquiries should be directed to Northampton Borough Council on 01604 837837.

#### **Rates**

The Rateable Value is currently being reassessed. All enquiries should be directed to the Council Rating Authority on 01933 231604.

#### **Terms**

The ground and basement floors are available on a new lease for a term to be negotiated at a net initial rental of £30,000 per annum exclusive, subject to 5 yearly upward only rent reviews. Further details on request.

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

#### Costs

Each party to be responsible for their own 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

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