

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

LEASEHOLD OPPORTUNITY

FORMER FIRST FLOOR HAIR SALON

103 Weedon Road
Northampton
NN5 5BG

- Prominent position – corner of Weedon Road/Glasgow Street
- On-street parking
- Opposite Northampton Saints Rugby Club main entrance and Beacon Bingo Club
- Densely populated residential area
- Previously long established Ladies Hair Salon

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Location

The property is prominently located on the corner of Glasgow Street and Weedon Road (A45) towards the western outskirts of Northampton. This highly visible position is further supported by being opposite the entrance to both Northampton Saints Rugby Club and Beacon Bingo Club.

The other surroundings comprise mainly a densely populated residential area. The high density 'Lifebuilding' site is now complete and located almost opposite.

Northampton is a strategically located regional centre with a population in excess of 212,000 and a catchment of approximately 280,000. Lines of communication have improved and the town is now accessible to the M1 Motorway via Junction 15, 15A and 16 whilst the A14 (A1/M1 link road) lies 16 miles northeast of the town.

Description

The property comprises a partly equipped first floor former ladies hairdressing salon which has been previously long established. New lease available.

Accommodation

Entrance at ground floor level with stairs rising to first floor and door into:

- Reception area.
- Cloakroom with cloaks area and handbasin, separate wc with uPVC double glazed window, radiator and low flush wc.
- Open plan salon – 26 ft x 16 ft (416 ft² / 38.64 m²). Two double radiators. The salon is light and bright due to the two large picture windows in modern uPVC double glazing.
- Staff room/kitchen – 12 ft x 11ft (132 ft² / 12.26 m²). Gas fired central heating boiler which also supplies hot water. Double glazed uPVC window. Range of kitchen units incorporating sink.

Services

We believe all main services are available. No services or appliances have been tested and interested parties should satisfy themselves.

Lease

The property is offered with the benefit of a new Full Repairing and Insuring lease, on terms to be agreed, at a net initial rent of £7,000 per annum exclusive.

Planning

Although presently vacant, the premises has a history of trading as a hairdressing salon which falls within Class A1 (Retail) of the Town & Country Planning Use Classes Order 1987. Interested parties should verify direct with the Local Planning Authority (tel: 01604 837837) that any intended use is appropriate to the permitted Planning Consent.

Rating Details

Hairdressing Salon and Premises

Rateable Value: £3,950
Rates Payable 2013/2014: £1,860.45 per annum

The property may qualify for small business relief. Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Legal 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.

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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.

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

Viewing and Further Information

Strictly by appointment only with the agents:-

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Albion House
Victoria Promenade
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Contact: Robin Ungemuth

Disclaimer

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