

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

Prestigious Northampton Fashion Premises

232-234 Wellingborough Road
Northampton
NN1 4EJ
(formerly Ossies)



- Comprising established prominent retail sales/lock-up accommodation
- High quality shop fit, retaining many tenants fixtures and fittings
- Comprising 1,190 ft² (111 m²)
- To be offered on a new lease at a net commencing rental of £17,500 per annum exclusive. No premium.

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Location/Description

This prestigious shop property is situated on the southern side of Wellingborough Road between the junctions with East Street and Wilby Street in the popular Abington area immediately to the east of Northampton's town centre. Wellingborough Road (A4500) is a very popular retail and leisure location with nearby and adjacent occupiers including Thackerays, Warwicks, Two Seasons, Barclays Bank, Sainsburys etc.

The property comprises a mid-terrace Victorian building with a double plate glass display frontage and exceptionally well fitted retail sales accommodation including changing rooms, toilet facilities, staff facilities, office and storage.

The property has traded as 'Ossies' for almost 30 years with that family-run business specialising in the retail sale of high quality mens and ladies fashion and footwear.

Accommodation

Gross Frontage	-	25 ft
Net Sales Area	-	1,000 ft ²
Office/Stores Ancillary	-	190 ft ²
Total	-	1,190 ft² (111 m²)

Services

We understand that the property has the benefit of all mains water, electricity and sewerage connections, whilst we are not aware of any mains gas connection. Heating appears to be electric wall mounted convector and storage heaters. None of the services or services connections have been tested and ingoing lessees should rely on their own enquiries and inspection.

Rating Details

The property has the following rating assessment:

Shop and premises	-	£13,750
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For further information, details of rates payable and any reliefs or other discounts please contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

Town Planning

The subject property has been occupied and utilised for the purposes of high class fashion retail for many years, although further and better enquiries may be made to the Planning Authority, Northampton Borough Council, tel: 01604 837837.

Lease Terms

The property is available by way of a new lease for a term to be agreed with rental offers in excess of £17,500 per annum exclusive requested. Any new lease will be subject to upward only reviews at either four or five yearly intervals and will have fully repairing covenants to the extent of the lease demise consistent with a property of this quality. There will be no premium payable for remaining fixtures, fittings or residual goodwill.

Value Added Tax

We understand that this tax does not currently apply.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available on request and entirely free of charge. A copy of the Energy Performance Certificate Summary is attached to these particulars.

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

Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants	Tel:	01604 629988
Albion House	Fax:	01604 626247
Victoria Promenade	E-mail:	brendan.bruder@virgin.net
Northampton NN1 1HH	Contact:	Brendan Bruder

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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.



Energy Performance Certificate HM Government
 Non-Domestic Building

Oasis Fashions
 232 Wellingborough Road
 NORTHAMPTON
 NN1 4EJ

Certificate Reference Number:
 0490-0537-1179-2390-0096

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

A+	0-25	179	This is how energy efficient the building is.
A	26-50		
B	51-75		
C	76-100		
D	101-125		
E	126-150		
F	Over 150		
G	Over 150		

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 134
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 206.59

Benchmarks

Buildings similar to this one could have ratings as follows:

30 ➔ If newly built

81 ➔ 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.

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