

## To Let

15 Fish Street, Northampton, NN1 2AA

### Prime Northampton Central Shop Premises

#### Location

The property is situated on the pedestrianised portion of Fish Street, between Abington Street and St Giles Street, with nearby and adjacent occupiers including Subway, William Hill, Reed Employment, Costa Coffee etc. View map of location here: <http://www.streetmap.co.uk/map.srf?X=475670&Y=260516&A=Y&Z=110&ax=475670&ay=260516>

#### Description

The property is a mid-terraced period property of brick construction under a pitched slate roof. The ground floor sales has the benefit of a modern plate glass shop front together with rear kitchen, stores and an enclosed rear yard. The first and second floor offices provide self-contained office accommodation with their own independent access from Fish Street.



#### Services

We understand mains water and electricity are connected to the property, with drainage into the main drainage system. No tests have been carried out. Interested parties should make their own enquiries.

#### Accommodation

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

Ground floor sales	-	455 sq ft
Ground floor kitchen/stock room	-	210 sq ft
External secure yard	-	540 sq ft
First and second floor offices	-	739 sq ft

There are separate toilet and wash facilities at ground and upper floor levels.

#### Rates

To be assessed.

#### Terms

The ground floor or entire building are available from February 2010 following an extensive refurbishment of the property on a new lease **without premium**.

Rental offers in the region of £25,000 per annum exclusive are invited for the entire building.

#### Energy Performance Certificate

An electronic or paper copy of the ordered EPC can be provided on request and free of charge.

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### Costs

The ingoing tenant to be responsible for the landlord's proper 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  
Mobile: 07798 903977  
E-mail: [brendan.bruder@virgin.net](mailto:brendan.bruder@virgin.net)  
Contact: Mr Brendan Bruder

### 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;
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