

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)

## To Let

104A Abington Street  
Northampton  
NN1 2BP

A3 Restaurant Consent



- Character Licensed Town Centre Restaurant/Bar Premises
- Available on a new lease on terms to be agreed
- Large fitted commercial kitchen
- Open character restaurant area with 100 covers and bar
- First floor function room with additional 20 covers and bar
- Paved outside courtyard for al fresco dining/smoking area
- Initial rent £20,000 per annum exclusive

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**Location**

The premises are positioned in a pedestrianised area with Blue Badge Parking at the entrance to Northampton's Prime Retail Area. Nearby traders include; RBS, Boots Opticians, Natiionwide, BBC Radio Northampton, Specsavers, Tesco Metro, Marks & Spencer, BHS, Clinton Cards, Northampton's main library, and other national and local brands.

There are surface car parks in The Ridings and Albert Place plus a 1,000 space multi storey car park at the rear of the former Canon Cinema with access from St Michael's Road.

Northampton is the County Town and has an urban population in excess of 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 three M1 access junctions and excellent access to the A45, A14 and A34. There are regular rail services to London and Birmingham, all of which give Northampton good local and national connections.

**Description**

Approached through a wide archway and gated passage leading to a paved courtyard, the premises comprise a mainly single storey building with pitched tiled roof providing a 'vaulted' effect within the restaurant area. Male and female toilet facilities. There is a bar and large fitted commercial kitchen to the ground floor, above which is a first floor further dining/private function room with bar and an office/staff facilities.

The ground floor restaurant area provides for approximately 100 covers while the additional first floor function room/VIP area provides approximately an additional 20 covers. The outside courtyard provides for additional outside dining/smoking area.

The site is enclosed with access via an archway from Abington Street.

**Accommodation**

All areas and measurements approximate.	<u>Sq ft</u>	<u>Sq m</u>
Restaurant/Bar	1,636	151.72
Kitchen/Ancillary	493	45.77
Separate male and female toilets		
First floor Function Room/Bar	439	41
Office/staff facilities	128	12
<b>Total net usable floor area</b>	<b>2,696 sq ft</b>	<b>250.49 sq m</b>

**Planning and Licensing**

We understand that Planning Consent for Restaurant, Use Class A3, was granted in 1989. The Premises Licence was revised in May 2011 to include live and recorded music and dancing together with the sale of alcohol – further details on request. We would encourage any interested parties to make their own enquiries through Northampton Borough Council.

**Lease Terms**

The property is available on a new FRI lease with terms to be agreed. The net initial rent is £20,000 per annum exclusive.

**Rating Details**

We are advised that the Rateable Value is £25,750 and the Business Rates payable 2014/2015 are £12,411.50.

Interested parties are encouraged to contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691) to verify these figures.

**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.

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**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)

**Viewing and Further Information**

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
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Contact: Robin Ungemuth



**Disclaimer**

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