

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)

## Town Centre Retail (A1) Premises To Let (Possible A2 Use)

6 Mercers Row  
Northampton  
NN1 2QL



- Busy central trading location opposite the town's taxi rank
- Possibly suitable for A2 use under new permitted development rights
- Ground floor sales 616 ft<sup>2</sup> / 57.23 m<sup>2</sup> plus self-contained upper floors.
- Nearby occupiers include Toni & Guy, Santander, Greggs, Nando's, Prezzo and Nationwide
- Available on a new lease

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#### Location

Northampton is located approximately 68 miles north west of London, 54 miles west of Cambridge and 20 miles north of Milton Keynes.

The town has excellent road communications with Junctions 15 and 16 of the M1 located just a few miles west of the town. The A43 trunk road also provides a direct link to the M40 to the south west offering excellent access to Oxford and Birmingham. There is a regular rail service to London Euston with a journey time of approximately 55 minutes.

#### Demographic Profile

Northampton has a reasonably affluent catchment population with an above average A B C1 profile of 55%. The total primary catchment for Northampton is approximately 445,000 and an estimated 265,000 persons consider the town to be their main shopping destination (source: PROMIS).

#### Retailing in Northampton

Northampton has an extensive retail offer boasting approximately 1.3m ft<sup>2</sup> of retail space. There are two shopping centres within the town centre, namely the Grosvenor Centre and Market Walk, both of which front onto Abington Street which forms the main retailing thoroughfare of the town which also links directly into Mercers Row.

#### Situation

The property is located in an excellent retailing pitch on the north side of Mercers Row which links from the prime retail pitch of Abington Street to the Drapery which links to the new bus station. Neighbouring occupiers include Toni & Guy, Santander, Oliver Adams and Nationwide, with McDonalds and Debenhams situated on the Drapery.

#### Description

The property comprises open ground floor sales area with office and ancillary accommodation on upper floors with their own separate access.

#### Accommodation

Ground floor sales area	-	616 ft <sup>2</sup> / 57.23 m <sup>2</sup>
First floor comprising kitchenette and wc	-	420 ft <sup>2</sup> / 39 m <sup>2</sup>
Second floor comprising offices and wc	-	374 ft <sup>2</sup> / 34.75 m <sup>2</sup>
Third floor ancillary	-	382 ft <sup>2</sup> / 35.5 m <sup>2</sup>
<b>Total net internal floor area</b>	-	<b>1,808 ft<sup>2</sup> / 167.98 m<sup>2</sup></b>

#### Services

The property is fitted with mains water, drainage and electricity with heating to upper floors by electric storage heaters. No services have been tested.

#### Rating Details

We understand the property has a current rateable value of £27,150.00  
Rates payable 2014/15 - £13,059.15 pa

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01933 231691).

#### Terms

The property is available on a new lease for a term to be negotiated at a net initial rental of £25,000 per annum exclusive for the entire building. Consideration may be given to letting of the ground floor and upper floors separately and/or a possible sale of the freehold interest. Further details on request.

#### Value Added Tax

The terms quoted are exclusive of any VAT that our clients may have a duty or choose to impose.

#### Legal Costs

Each party to be responsible for their own legal costs.

#### 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.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

**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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