

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

Prestigious Main Road Restaurant Property

187 Wellingborough Road
Northampton
NN1 4EA

(formerly Brabenec's)



- Comprising established prominent restaurant/catering property with living accommodation above.
- Formerly trading as Brabenec's Restaurant and retaining many fixtures and fittings.
- Comprising 762 ft² of ground floor restaurant/kitchen accommodation with an additional 305 ft² basement/cellar storage and a large 2/3 bed managers accommodation at first, second and third floor levels.
- To be offered on a new lease at a net commencing rental of £13,000 per annum exclusive. No premium.

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Location/Description

The property comprises a mid terrace building on the northern side of Wellingborough Road (A4500) in the popular and affluent Abington area immediately east of Northampton's town centre. Wellingborough Road is a 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 building with display frontage and part glazed entrance door leading to bar/waiting area, dining areas and rear servery with a fully tiled kitchen area at the ground floor rear. There is good cellar storage and large managers accommodation comprising two/three bedrooms laid out between first, second and third floor levels.

The property has traded as Brabenec's Restaurant for almost 30 years, specialising in continental cuisine.

Accommodation

Gross frontage	-	13 ft
Net sales/dining area	-	600 ft ²
Kitchen	-	162 ft ²
Basement storage	-	305 ft ²

First floor ladies and gents toilets each with wc, wash hand basin, hand dryers and Expelair extractors

First, Second and Third Floor Managers Accommodation comprising large open plan kitchen/dining room, bathroom with wc, bath, pedestal wash hand basin and electric heater, two/three bedrooms including a large open plan bedroom at third floor level.

Services

We understand the property has the benefit of all mains gas, water, electrical and sewerage connections, whilst we have not tested any of these connections and provide no undertaking accordingly.

Rating Details

The property has the following rating assessment:

Restaurant and premises	-	£9,300
Managers flat	-	Band A

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 /Licence

The subject property has been occupied and utilised for the purposes of a high quality licensed restaurant for many years, although further and better enquiries may be made to the planning authority, Northampton Borough Council. (tel: 01604 837837). It is envisaged that the operators and premises licences would transfer to the ingoing tenants upon completion and subject to the requisite authorities and consents.

Lease Terms

The property is available by way of a new lease for a term to be agreed with rental offers in excess of £13,000 per annum exclusive requested. There will be no premium payable for any remaining fixtures, fittings or residual goodwill.

Value Added Tax

We understand that this tax does not currently apply although we make no statement in this regard and all interested parties should seek and rely on their own taxation advice throughout.

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

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Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
 Albion House
 Victoria Promenade
 Northampton NN1 1HH

Telephone:
 Fax:
 E-mail:
 Contact:

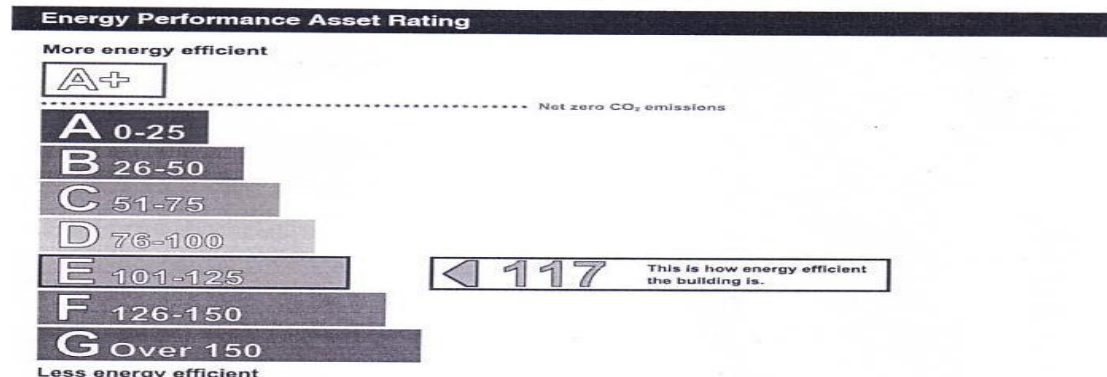
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Energy Performance Certificate HM Government
 Non-Domestic Building

187 Wellingborough Road
 NORTHAMPTON
 NN1 4EA

Certificate Reference Number:
 0330-0034-7179-1509-1096

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.



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	208
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	155.23

Benchmarks

Buildings similar to this one could have ratings as follows:

28	→ If newly built
92	→ 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.

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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