

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

Town Centre Retail Premises

To Let

24 Drapery, Northampton NN1 2HG



Now fully refurbished

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Location

The property is situated on the eastern side of Drapery, almost opposite Debenhams department store, close to Barclays Bank and adjacent to Snappy Snaps, within a busy location in the heart of Northampton town centre.

Drapery runs north/south between the recently developed North Gate Bus Station and the junction of Mercers Row, George Row and Gold Street. Nearby and adjacent occupiers include Debenhams, McDonalds, H Samuel, Boots, Barclays, Nat West, Nationwide and Abbey National.

Northampton is a strategically located regional centre with a population in excess of 212,000 and a catchment area of approximately 300,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

Description

The newly refurbished property comprises a mid terrace four storey property.

Accommodation – all areas are approximate

Ground Floor

Gross Frontage	-	13 ft	(3.96 m)
Internal Width	-	12 ft 6 in	(3.81 m)
Ground Floor Sales	-	275.39 sq ft	(25.58 sq m)
Cellar	-	130.69 sq ft	(12.14 sq m) with quarry tiled floor
First Floor	-	162 sq ft	(15.05 sq m)
Second Floor	-	177.95 sq ft	(16.53 sq m)
Third Floor	-	147.37 sq ft	(13.69 sq m)

Cloaks
WC

Services

We understand usual services are available but these have not been tested. Interested parties should satisfy themselves as to their suitability.

Planning

We understand the property has the benefit of existing Planning Consent for A1 (retail) and a previous consent for A2 use (financial & professional) falling within the Town & Country Planning (Use Classes) Order 1987.

Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

Lease Terms

The property is available on a new lease with rental offers sought in excess of £13,000 per annum exclusive.

Rating Details

Rateable Value - £14,000

Further enquiries should be directed towards the Combined Information Service for Northampton and Wellingborough (Tel: 01933 231604).

Legal Costs

Each party to be responsible for their own 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.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. A summary of the EPC is contained within these particulars.

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A Code of Practice for Commercial Leases

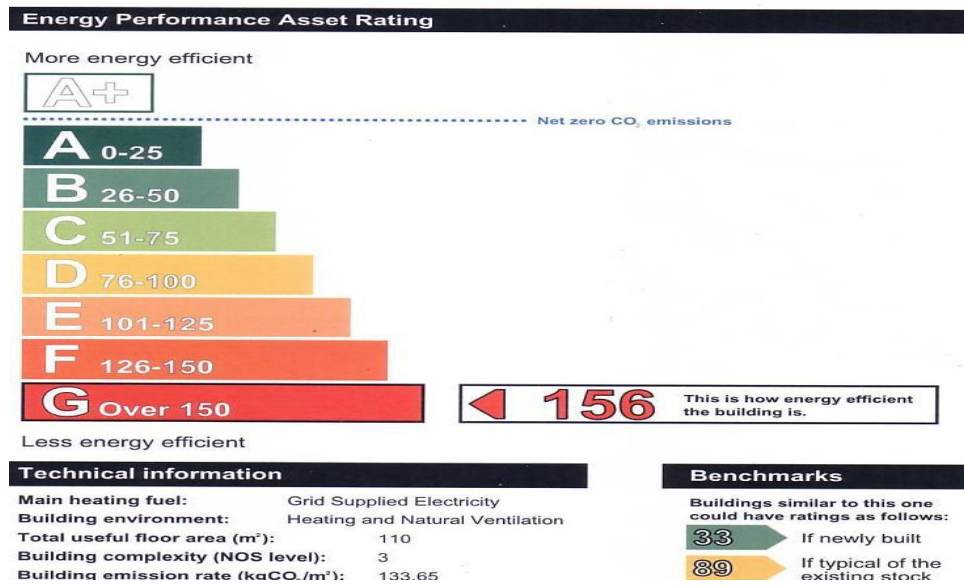
ARPC encourage all Landlords and Lessees to consider the recommendations of this publication – applicants should enquire directly to the Agents to discuss specific terms. For further information visit www.leasingbusinesspremises.co.uk

Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
 Albion House
 Victoria Promenade
 Northampton NN1 1HH

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 Fax: 01604 626247
 E-mail: brendan.bruder@virgin.net
 Contact: 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;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.

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