

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)

## Prime Shop To Let

13 Market Square  
Northampton  
NN1 2DL



- Comprising ground floor 638 sq ft, basement 227 sq ft, total 865 sq ft
- Refurbished prime space fronting Northampton's historic Market Square in close proximity to bus station etc.
- Available immediately on a new lease

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#### Location

The subject property is situated on the Western side of Northampton's historic Market Square in a prime retailing location with nearby and adjacent occupiers including Snappy Snaps, Coral Bookmakers, Santander, Halifax, Michael Anthony Estate Agents, Boots, New Look, Burger King together with both of Northampton's principal shopping centres and in close proximity to Debenhams, Marks & Spencer and the town centre's North Gate Bus Station.

Northampton is one of the country's largest towns with a resident population of approximately 212,000 with main line rail connections to London Euston and Birmingham New Street both within the hour, access to the M1 at Junctions 15, 15a and 16.

#### Description

The property comprises the ground floor refurbished retail space together with good quality basement accommodation within a Grade II listed building of stone construction with a bow fronted feature display window and offering a sales frontage of 28 ft 9 in.

The ground floor accommodation includes a prominent display window with glazed entrance door, fully refurbished open plan sales space with a storage area at the rear and a very large area currently comprising customer/disabled toilet facilities, washbasins and access to a small enclosed rear yard – this area has the potential (subject to consents) for conversion to customer/disabled toilet and separate kitchen/preparation area. The basement accommodation comprises refurbished kitchen/staff accommodation, storage/office and staff toilet/wash areas.

The property has the benefit of complete refurbishment including low energy lighting, ample power points, fire alarm installation, new electric water heaters, new wall mounted electric space heaters and kitchen facilities at basement level. There are separate disabled/customer toilet facilities at ground floor level and toilet/wash facilities for staff at basement levels.

There is separate self-contained access to first and second floor offices.

#### Accommodation

The sales area has the following main dimensions:

Frontage	-	28 ft 9 in
Sales Depth	-	18 ft 5 in
Sales/Kitchen	-	603 sq ft
Ground Floor Stores	-	35 sq ft
Basement Storage	-	151 sq ft
Basement Staff	-	76 sq ft
<b>Total</b>	-	<b>865 sq ft / 80.4 sq m</b>

#### Town Planning

We understand that the property was most recently occupied by William Hill Bookmakers and may be suitable for retail, A2 Financial Services, A3 café or restaurant, but for more specific enquiries please contact the Planning Authority, Northampton Borough Council, telephone 01604 837837.

We understand that the property is Grade II listed and situated within the All Saints Conservation Area.

#### Business Rates

Shop and Premises	-	£21,250
Rates payable approximately	-	£10,476.00 (April 2015 - April 2016)

**The property may be eligible for small business rates relief, retail property relief and transitional arrangements – please contact the combined rating services for Northampton and Wellingborough, telephone 01604 837307.**

#### VAT

We understand that the property is exempt, although interested parties should make their own enquiries.

#### EPC/Leases Code

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)

The property is exempt in respect of the requirement for an EPC.

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#### Lease Terms

The property is available on a new lease for a term to be agreed at a net initial rental of £19,750 per annum.

#### Viewing and Further Information

Strictly by appointment only with the sole letting agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [Brendan.bruder@virgin.net](mailto: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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