

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

On the instructions of Whitbread Plc

Town Centre Offices with Car Parking

15/17 The Drapery
Northampton



- 430 ft² to 1,385 ft². Available as a whole or on a floor by floor basis.
- Prominent central location.
- Car parking.
- Refurbished and fully fitted accommodation.

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Location

The property is situated in a busy trading position on the west side of The Drapery in the heart of Northampton town centre. Nearby retailers include Debenhams department store, H Samuel, McDonalds restaurant and Barclays Bank.

Northampton is a strategically located regional centre with a population in excess of 185,000 and a catchment area of approximately 280,000. 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 property comprises a refurbished period building retaining the existing façade and provides self-contained office accommodation on first, second and third floors. The accommodation has been fitted out with carpeting, perimeter trunking, fluorescent strip lighting and offers a mixture of open plan and cellular offices.

The office accommodation has an allocation of car spaces with access off College Street.

Toilet facilities and a kitchenette are provided on both first and second floors. Main access to the accommodation is via a separate entrance off The Drapery and there is an additional entrance/fire escape to the rear car park.

Accommodation

The accommodation is available as a whole or alternatively on a floor by floor basis.

| | | | |
|-----------------------------------|---|---|------------|
| First Floor: | 947 ft ² / 88 m ² | - | LET |
| Second Floor: | 833 ft ² / 77.4 m ² | - | LET |
| Third Floor: | 955 ft ² / 88.7 m ² | | |
| Fourth Floor (Boiler/Store Room): | 430 ft ² / 40 m ² | | |

Total approximate net internal floor area: 1,385 ft² / 128.7 m² available

Town Planning

The upper floors have the benefit of B1 (Offices) Planning Consent as defined under The Town and Country Planning (Use Classes) order 1987.

Rating Details

The first, second, third and fourth floors have the following rating assessment for the rating year 2013/2014:

| | <u>Rateable Value</u> | <u>Rates Payable</u> |
|--------------|-----------------------|----------------------|
| Third Floor | £4,750 | £2,194.50 |
| Fourth Floor | £2,650 | £1,222 |

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

Terms

The upper floor offices are available on a new lease/leases for terms to be negotiated as rentals as follows:

| | |
|------------------------|----------------------------|
| Third Floor | £4,750 per annum exclusive |
| Fourth Floor (Storage) | £1,250 per annum exclusive |

A service charge will apply.

Further information can be provided on request.

Costs

It will be the responsibility of the ingoing tenant for the landlord's reasonable 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.

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Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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

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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Contact: Robin Ungemuth

Disclaimer

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- (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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