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

Popular Northampton Retail

122 Wellingborough Road
Northampton
NN1 4DR

- **Comprising a lock-up shop recently redecorated with ancillary stores and toilet accommodation**
- **Open plan sales 524 sq ft – total area 561 sq ft (52 m²)**
- **Available on a new lease at a net commencing rental of £11,000 per annum exclusive**

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Location/Description

This property is situated on the ever popular Wellingborough Road, midway between the junctions with Wilberforce Street and Palmerstone Road, approximately half a mile east of Northampton town centre in the Abington area of the town. Nearby and adjacent occupiers include Tesco, Subway, Thackerays as well as regional and national branches of estate agencies, restaurants and high street banks.

The property comprises a mid-terrace building of modern construction with a large plate glass display window and integral glazed entrance door, electronically operated roller shutters, store room and toilet facilities.

Accommodation

Gross frontage	-	18 ft 6 in
Net sales area	-	524 sq ft
Office/ancillary	-	37 sq ft
Total	**-**	**561 sq ft (52 m²)**

Toilet with wc, wash hand basin, electric water heater

Services

We understand the property has the benefit of mains water, electricity and sewerage connections. None of the services or service connections have been tested and ingoing lessees should rely on their own enquiries and inspection.

Rating Details

The property has the following rating assessment;

Shop and premises - £8,900

For further information, details of rates payable and any reliefs or other discounts please contact the Combined Rating Authority for Northampton and Wellingborough (tel: 01604 837307).

Town Planning

The subject property has been occupied and utilised for the purposes of retailing since its construction – Use Class A1. The property may be suitable for alternative uses and applicants are encouraged to contact the local Planning authority, Northampton Borough Council. Telephone: 01604 837837.

Lease Terms

The property is available on a new lease for a term to be agreed with rental offers invited in excess of £11,000 per annum exclusive. There will be no premium payable for any remaining fixtures or goodwill.

Value Added Tax

We understand that this tax does not currently apply although applicants are required to make their own enquiries in this regard.

Energy Performance Certificate

A summary of the EPC is attached to these particulars and a full paper or electronic copy of can be provided entirely free of charge upon 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.leasingbusinesspremises.co.uk

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Viewing and Further Information
Strictly by appointment only with the agents:-

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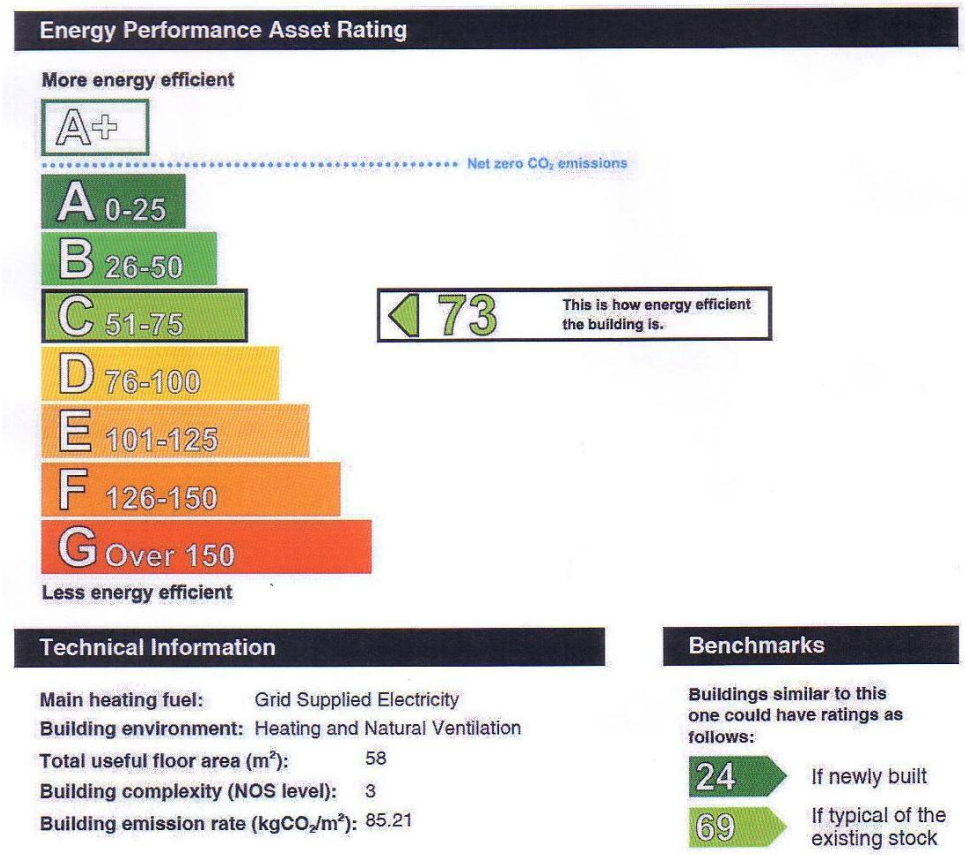
Email: brendan.bruder@gmail.com
Contact: Brendan Bruder



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;
(iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property.