

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

Prime Town Centre Restaurant / Retail Unit

To Let / For Sale

2-8 Gold Street
Northampton
NN1 1RS



- Prime central location near to main shopping areas, taxi rank, bus station, train station and Cultural Quarter; including theatres and cinemas.
- Attractive Grade II listed property with forecourt to offer external seating areas.
- 10,450 ft² across ground floor and basement accommodation including customer and staff toilets as well as ancillary loading bay.
- Fully licensed until 3.30 am.
- Stripped out and available immediately.

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Location

Northampton is well linked via rail and road with trains to both London and Birmingham taking under an hour and easy access to the M1 via Junctions 15, 15a and 16 providing links to the north and south.

Situation

The property lies in Northampton's primary bar/restaurant/nightclub circuit in a busy shopping location on the northern side of Gold Street, near to the junction with Drapery. Whilst being a busy shopping street in itself, Gold Street is also located near to the town centre's two other main shopping streets (Abington Street and Drapery) and the Cultural Quarter, which includes the town's two theatres and art-house cinema.

At the western end of Gold Street the Sol Central complex is also nearby, housing a casino, multiplex cinema, gym, restaurant and hotel. Nearby and adjacent occupiers include Prezzo, Nando's, Ask, H Samuel, Argos, Michael Jones Jewellers, McDonalds and Yorkshire Bank.

Description

The accommodation comprises 2-8 Gold Street, formerly part of Groove Nightclub. This Grade II listed building includes extensive ground floor and basement accommodation with staff areas, customer and staff toilets and storage. The property also has loading access via College Street.

Accommodation

The property comprises:

Ground Floor (including forecourt)	-	6,350 ft ² (589.9 m ²)
Basement	-	4,100 ft ² (380.9 m ²)
Total	-	10,450 ft² (970.8 m²)

Terms

The property is for sale (virtual freehold) for £400,000 plus VAT or to let for £40,000 per annum plus VAT. Alternative priced lease terms can be considered by request.

Rating Details

The property needs to be reassessed for rating.

Further enquiries should be directed to the Combined Rating Authority for Northampton and Wellingborough (tel: 01604 837307).

Services

Goods lift, air conditioning, water, electricity, sewerage – not tested.

Value Added Tax

We understand the freeholders have waived their exemption of the property, thus VAT may be payable

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request. The Energy Performance Asset Rating for the property is: G : 153.

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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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;
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