

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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Prominent Central Retail / D1 Premises For Sale / To Let

IT / Retail Centre
Rectory Road
Rushden
Northants
NN10 0PW



- Comprising a prominent two storey central property with 4,326 ft² (402 m²) plus approximately 11 parking spaces
- Refurbished property with open plan sales / office / showroom at ground and first floors
- The property has the benefit of A1 Retail consent as well as D1 consent (non-residential institutions)
- Available January 2017 on a new lease at £25,000 per annum exclusive
- Offers in excess of £325,000 + VAT for the freehold

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Location/Description

The property comprises a link detached two storey prominent building of brick construction under a recently refurbished steel profile roof with apron and perimeter parking providing for 11 car spaces. Internally the space is primarily open plan sales/showroom or training areas and has recently been refurbished. The accommodation includes managers' offices, disabled, female and male toilet accommodation with both a kitchen to the ground floor and a larger recently installed kitchen/staffroom at first floor level.

The property is situated fronting Rectory Road effectively to the rear of Argos at 34 High Street in Rushden's town centre. Rectory Road forms part of the town's inner ring road and the property is located at the junction of Rectory Road and Coffee Tavern Lane. Rushden is a popular market town with immediate access to the A45 dual carriageway midway between the intersection with the A1 and the M1 at Junction 15. Rushden is undergoing large scale expansion currently, including the Church Commissioners Rushden Lakes development (pre-lets including House of Fraser, M & S and Primark). It has the benefit of a wealthy and diverse catchment.

Accommodation

Ground Floor

Sales/showroom	-	2,839 ft ²
Managers' offices	-	158 ft ²
Kitchen	-	86 ft ²
Stationery	-	34 ft ²
Total	-	3,117 ft²

Incorporating open plan sales/showroom/training areas, two separate managers' offices, disabled toilet, ladies toilet (three WC cubicles, three wash hand basins, tiled splashbacks, hand dryer, wall heater), gents toilet with two WC cubicles, two urinals, two wash hand basins, hand dryer, electric wall heaters and tiled splashback

First Floor

Offices	-	633 ft ²
Staffroom/kitchen	-	213 ft ²
Storage	-	363 ft ²
Total	-	1,209 ft²

Incorporating mainly open plan offices/training/showroom, recently refitted staffroom/kitchen and basic storage accommodation. In addition there is a redundant plant room which is not included in the above floor area summaries.

Externally the property has car parking for approximately eleven vehicles to the apron on both the Rectory Road and Coffee Tavern Lane frontages.

Services

We understand the property has the benefit of all mains gas, water, electricity, sewerage and IT/telecom. We have not tested any of these services and applicants should make their own searches and enquiries of the relevant authorities.

Town Planning

The property has most recently been occupied by Bedford College as an IT training centre (D1 – Non-Residential Institution) use. Prior to the College's occupation the property was used as A1 Retail decorators centre – reference East Northants Council Planning Reference 05/00216/FUL. We understand therefore that the property retains its A1 Retail use together with the consented D1 Non-Residential Institutional use. The latter includes medical and health services, crèche, day nursery, day centres, museum, public hall, library, art gallery, exhibition hall, non-residential education and training centres, places of worship, church halls and law courts. For advice or guidance please contact the Local Planning Authority, East Northamptonshire Council – telephone 01832 742000.

Business Rates

The property has a current rateable valuation as follows;

College and premises	-	£15,250
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Please note that the draft April 2017 rateable valuation proposes a new rateable valuation of £21,500.

For details on any reliefs or other rating enquiries please contact East Northamptonshire Council Rates Services – telephone 01832 742011.

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Value Added Tax

We understand that this tax will apply, but applicants should make their own enquiries and take specialist advice.

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

Energy Performance Certificate

A summary of the EPC is attached to these particulars. Please note that the current certificate and recommendations relate to the subject together with the Argos store and the property fronting 34 High Street. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

Terms

The property is available on a new lease for a term to be agreed at a net commencing rental of £25,000 per annum exclusive.

Offers in excess of £325,000 plus VAT for the freehold.

Viewing and Further Information

Please contact the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
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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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **71** This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 1176
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 86.59

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

69 If typical of the existing stock



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