

Phone 01604 629988 • Fax 01604 626247 • Email enquiries@abbeyross.co.uk
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Prime Northampton Retail Property

59/61 Abington Street
Northampton NN1 2AW



- Prime part-pedestrianised Abington Street shop comprising approximately 4,622 ft² (429.4 m²) total
- Available late April 2018
- Ground floor sales/current banking hall approximately 2,018 ft² (187.5 m²), modern primarily open plan with good quality first floor banking/offices and second floor plant room/storage
- Available on a new lease with rental offers invited in excess of £90,000 per annum exclusive

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Description/Location

This is a modern end of terrace property (constructed 1993) with attractive dressed stone and brick clad elevations providing retail/banking display frontage to Northampton's prime part-pedestrianised shopping street, Abington Street. The accommodation is in good condition with open plan space, carpeting, suspended ceilings with integral lighting, air conditioning, male, female and disabled toilet accommodation with good quality offices/banking areas at first floor including staff and client kitchen and plant or storage accommodation via hatched access at second floor level.

The property is currently occupied by Co-op Bank and is located on Northampton's prime part-pedestrianised shopping street with nearby and adjacent occupiers including H & M, Sports Direct and Poundland (directly opposite), Marks & Spencer, Tesco Metro, Edinburgh Woollen Mill, and also the town's principal shopping centre, Grosvenor Centre. Northampton is one of the UK's largest towns with a resident population of approximately 220,000 people with good road and rail communications via the M1, A14, A45 and with a main line rail link to London Euston with approximate journey times of one hour. The town central area is home to a number of national and international businesses with the newly developed Northamptonshire County Council Headquarters in the nearby Cultural Quarter, the main offices for Northampton Borough Council (Guildhall) and also the newly developed campus for University of Northampton set for completion September 2018.

Accommodation

Ground floor sales/banking hall	-	31 ft 3 in	(9.5 m)	
Maximum frontage	-	2,018 sq ft	(187.5 sq m)	
Ground floor sales/banking hall	-	1,860 sq ft	(172.8 sq m)	
First floor offices and ancillary	-	744 sq ft	(69.1 sq m)	(access by hatch)
Second floor storage/plant	-			
Total floor area	-	4,622 sq ft	(429.4 sq m)	

There is disabled toilet provision at rear ground floor with male and female toilets at first floor and main plant rooms at second floor level. We understand the property has the benefit of all mains electricity, water and sewerage connections together with telecoms. There is a comprehensive air conditioning system providing hot and cold air with electric water heaters in toilet and kitchen areas. None of these services or service connections have been tested nor are we aware of any contractual obligations in these regards.

Rating Details

Bank and premises - £62,500 (RV 2017)

For further enquiries please contact the local Rating Authority for Northampton (tel: 0300 330 7000).

Town Planning

The property was constructed in 1993 with the benefit of planning application N/1992/176 with the consented use being A1 Retail or A2 Financial Services. There have been numerous subsequent applications in respect of alterations to the attractive shop front, internal and external signs. The property is not Listed, nor is it situated in a Conservation Area. Abington Street is considered to be one of the town centre's primary shopping areas.

For further enquiries please contact the Planning Authority for Northampton (telephone 01604 410369)

Terms

We are instructed to seek offers in excess of £90,000 per annum exclusive for the benefit of this prime located modern banking/shop property and we would encourage prospective tenants to consider a lease term of ten years with a single upward only review at year 5 on full repairing terms.

Value Added Tax

We understand that the exemption has been waived so VAT will be chargeable. We would encourage applicants to take their own specialist advices in this respect.

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

The property has been assessed as having an Energy Performance Rating of **D92**. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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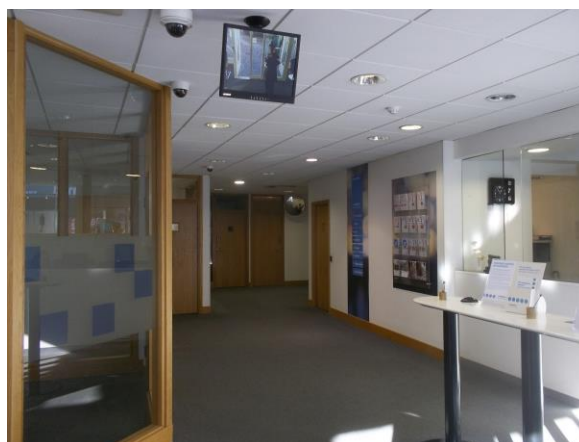
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Viewing and Further Information

Strictly by appointment only with the sole agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Fax: 01604 626247
E-mail: brendan.bruder@virgin.net
Mobile: 07798 903977
Contact: Brendan Bruder



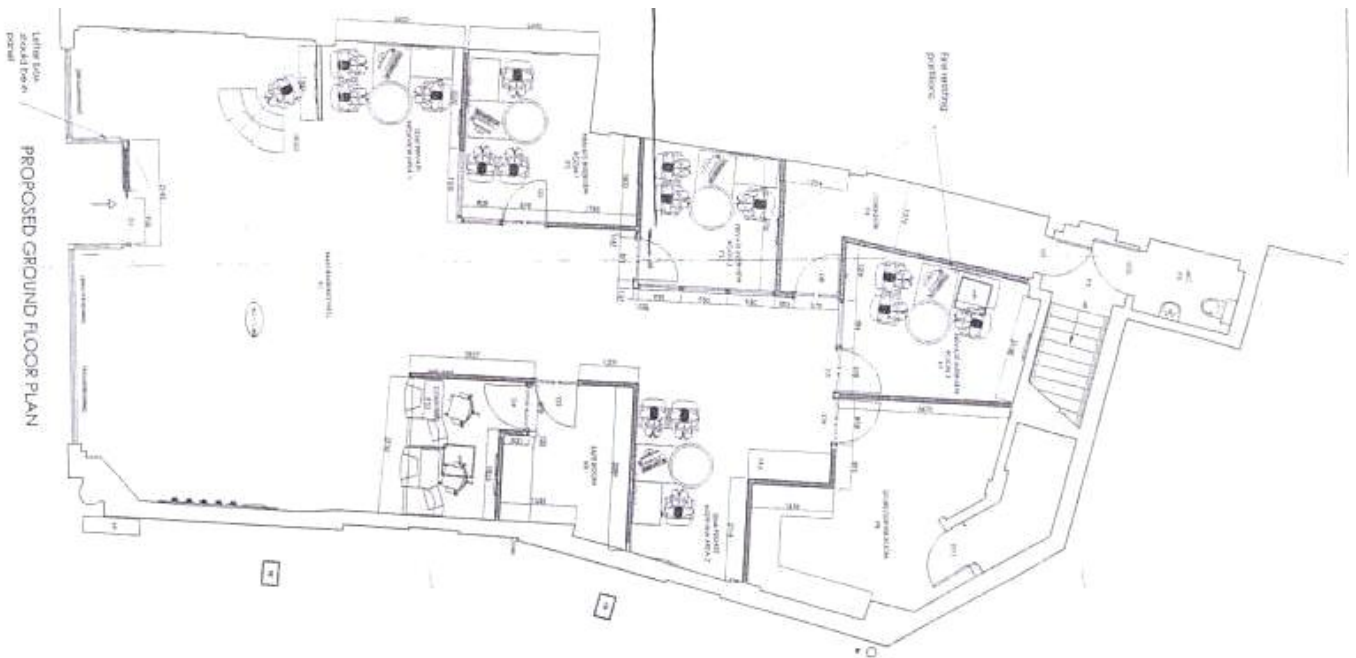
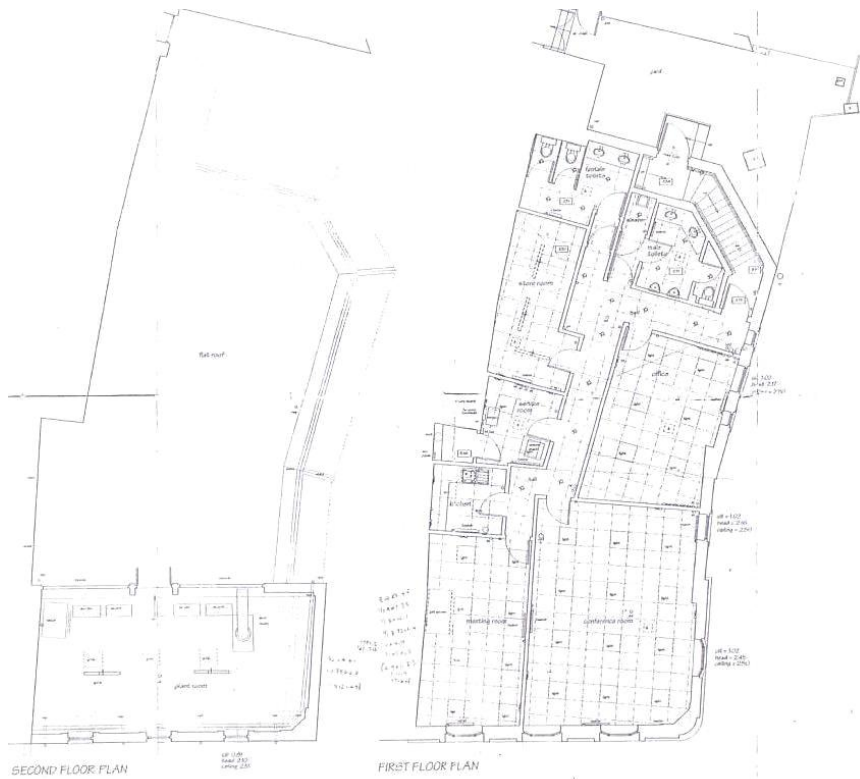
Disclaimer

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;
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