

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

Popular Wellingborough Road Northampton Shop

232-234 Wellingborough Road
Northampton
NN1 4EJ



- Comprising refurbished prominent retail sales/lock up accommodation
- High quality shop property in prestigious Wellingborough Road location
- Comprising 1,190 ft² (111 m²) ground floor sales and storage/ancillary
- To be offered on a new lease at a net initial rental of £19,000 per annum exclusive.
No premium.

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Location/Description

This prestigious shop property is situated on the southern side of Wellingborough Road between the junctions with East Street and Wilby Street in the popular Abington area immediately to the east of Northampton's town centre. Wellingborough Road (A4500) is a very popular retail and leisure location with nearby and adjacent occupiers including Thackerays, Barclays Bank, Sainsburys, Costa Coffee, and a host of local and regional bars, restaurants, boutiques and hair salons..

The property comprises a mid-terrace Victorian building with a double plate glass display frontage and exceptionally well fitted retail sales accommodation including changing rooms, toilet facilities, staff facilities, office and storage.

The property previously traded as 'Ossies' for more than 30 years which was a family-run business specialising in the retail sale of high quality mens and ladies fashion and footwear.

Accommodation

Gross Frontage	-	25 ft
Net Sales Area	-	1,000 ft ²
Office/Stores Ancillary	-	190 ft ²
Total	-	1,190 ft² (111 m²)

Services

We understand that the property has the benefit of all mains water, electricity and sewerage connections, whilst we are not aware of any mains gas connection. Heating appears to be electric wall mounted convector and storage heaters. None of the services or services 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	-	£15,000
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For further information, details of rates payable and any reliefs or other discounts please contact the Rating Authority for Northampton (tel: 0300 330 7000).

Town Planning

The subject property has been previously occupied as high class fashion retail and electrical goods retail for many years. Further enquiries should be made to the Planning Authority, Northampton Borough Council, tel: 01604 837837.

Lease Terms

The property is available by way of a new lease for a term to be agreed for a minimum duration of 3 years with rental offers invited in excess of £19,000 per annum exclusive. Any new lease for a longer term will be subject to upward only rent reviews and the lease will be drawn on full repairing terms. No premium will be payable for any remaining fixtures, fittings or residual goodwill.

Value Added Tax

We understand that this tax does not currently apply.

Energy Performance Certificate

An EPC and Recommendation Report has been commissioned and a full paper or electronic copy of this will shortly be available on request and entirely free of charge.

A Code of Practice for Commercial Leases/Money Laundering

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

Please note that all prospective purchasers or lessees will need to be verified for anti-money laundering purposes prior to a sale or letting contract being agreed.

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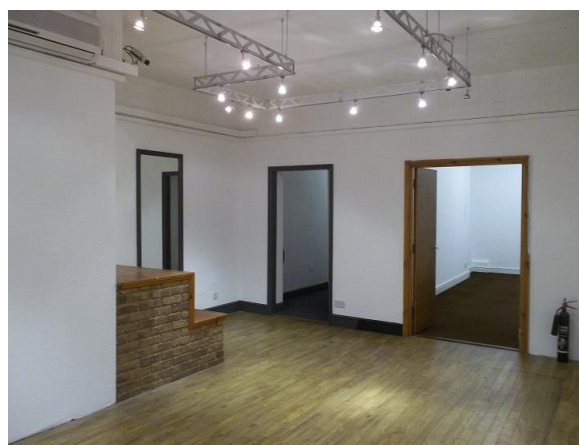
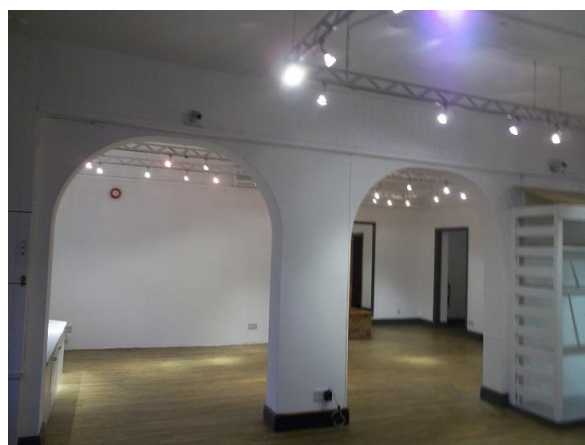
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Viewing and Further Information

Strictly by appointment only with the sole agents:-

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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;
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