

Phone 01604 629988 • Fax 01604 626247 • Email [enquiries@abbeyross.co.uk](mailto:enquiries@abbeyross.co.uk)

• Website [www.abbeyross.co.uk](http://www.abbeyross.co.uk)

**TOWN CENTRE RETAIL UNIT  
Former Peppertrees**

**TO LET**

**Unit 4  
The Ridings  
St Giles Street  
Northampton  
NN1 1EZ**



**Location**

The Ridings Arcade is an extension of an existing arcade between Hennies and Morritz (H & M) and Sports Direct on Abington Street through to St Giles Street, connecting the prime retail area to the town's Post Office and busy commercial/retail area around St Giles Street/Derngate.

The units form part of the development which is a re-design of The Ridings Arcade, an original 1938 Co-Operative Store with art-deco façade comprising ten retail units of varying sizes having frontages to, and access from both St Giles Street and The Ridings.

Northampton is the county town of Northamptonshire with an urban population in excess of 195,000 and a catchment population of approximately 295,000 within commuting distance. Situated approximately 67 miles north-west of London and about 55 miles south-east of Birmingham, Northampton is placed at the centre of England. Both excellent access to the M1, A45 and A14 and a regular rail service to London Euston and Birmingham New Street give the town good local and national rail connections.

**Description**

The Ridings Arcade has recently undergone a total refurbishment with glazed tiles, marble and metal effects giving a light and airy atmosphere for shoppers but at the same time returning the art-deco environment for this part of the town centre to its original splendour. The subject provides ground floor lock-up retail accommodation with frontages to St Giles Street and The Ridings Arcade and has the benefit of ancillary basement storage/kitchen.

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#### Accommodation

Sales Area approx.. 976 sq ft / 91 sq m  
Basement Storage / Kitchen 269 sq ft / 25 sq m

**Total Net Sales Area approx. 1,245 sq ft / 116 sq m**

#### Terms

The unit is available on a new effectively full repairing and insuring lease for a term to be negotiated at a net initial rental of £16,750 per annum exclusive subject to five yearly upward only rent reviews.

A service charge is payable to cover inter alia the cost of the arcade cleaning, lighting, security etc. Further details upon request.

#### Rates For the Year 2019/2020

Rateable Value £15,500  
Rates Payable £7,610.50 pa

There may be the opportunity to apply for small business rate relief.

Any enquiries further should be directed to the Rating Authority on 0300 330 7000

#### Legal Costs

The ingoing tenant to be responsible for the landlord's proper reasonable legal costs.

#### Value Added Tax

The property is registered for VAT and therefore VAT will be applicable.

#### 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](http://www.leasingbusinesspremises.co.uk)

#### Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants  
Albion House  
Victoria Promenade  
Northampton NN1 1HH

Telephone: 01604 629988  
Fax: 01604 626247  
E-mail: [ru@abbeyrossgb.com](mailto:ru@abbeyrossgb.com)  
Contact: Robin Ungemuth

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