

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

Busy Northampton Retail Property

**92 Abington Street
Northampton
NN1 2AP**



- Busy part pedestrianized Abington Street property comprising 2,177 sq ft (202.2 sq m) – ground floor 1,029 sq ft (95.6 sq m)
- Available April 2020
- Busy secondary trading location adjacent to Thomas Cook, Albert Ramsbotham. Nearby occupiers include Tesco Metro, Scope, Northampton Library and a host of national multiple retailers, café chains and independents.
- Available on a new lease with rental offers invited in excess of £20,000 per annum exclusive or for sale with offers invited in excess of £230,000 exclusive

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Description / Location

A terraced building of traditional construction with accommodation laid out on ground floor, first and second floors together with a two compartment cellar. The property has traded as British Heart Foundation for many years. The property has the benefit of some possible tandem parking and rear access.

The property is located in Abington Street which is Northampton's prime part pedestrianized shopping street. Northampton is one of the UK's largest towns with a resident population of approximately 220,000 with good road and rail communications via the M1, A14, A45 and with main line rail links to London Euston and Birmingham New Street with an approximate journey time 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 the University of Northampton, which provides courses for 15,000 full time equivalent students.

Accommodation

Ground Floor Sales	-	Frontage 17 ft (internal width 16ft 3 in)
Ground Floor Sales and ancillary	-	1,029 sq ft (95.6 sq m)
First Floor	-	295 sq ft (27.4 sq m)
Second Floor	-	287 sq ft (26.6 sq m)
Two compartment cellar	-	566 sq ft (52.6 sq m)

Total **2,177 sq ft (202.2 sq m)**

There is a small staff area in the ground floor rear preparation room as well as a kitchenette at first floor level and separate ladies and gents toilets at first and second floor levels. Both toilet areas have separate WC cubicles, wash hand basins and electric water heaters. The property has a double bay glazed display window with integral central entrance door. There is rear access and the possibility of limited tandem parking with access from The Ridings.

Rating Details

Shop and Premises £19,250

For further enquiries, details of small business rate relief etc please contact the Rating Authority for Northampton (tel 0300 330 7000).

Town Planning

The property has been occupied by British Heart Foundation as a charity shop with ancillary uses for many years.

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

Services

The property has the benefit of a gas fired central heating system (Ideal boiler situated in the rear ground floor preparation area) with radiators in all main areas. Lighting is a mixture of spot or feature lights and fluorescent strip lighting. Meters are located in the front cellar compartment.

None of the services have been checked and no warranty is offered in respect of their correct operation.

Terms

We are instructed to seek rental offers in excess of £20,000 per annum exclusive on the basis of a new lease. Alternatively our clients would consider a freehold sale with vacant possession and offers are invited in excess of £230,000 exclusive.

A Code of Practice for Commercial Leases/Anti-/Money Laundering Regulations

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

The agents are obliged to obtain suitable photo and address identification for any and all prospective lessees or purchasers. Applicants' co-operation in this regard is always appreciated.

Value Added Tax

We understand that VAT does not apply, but prospective lessees or purchasers should make their own enquiries.

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Energy Performance Certificate

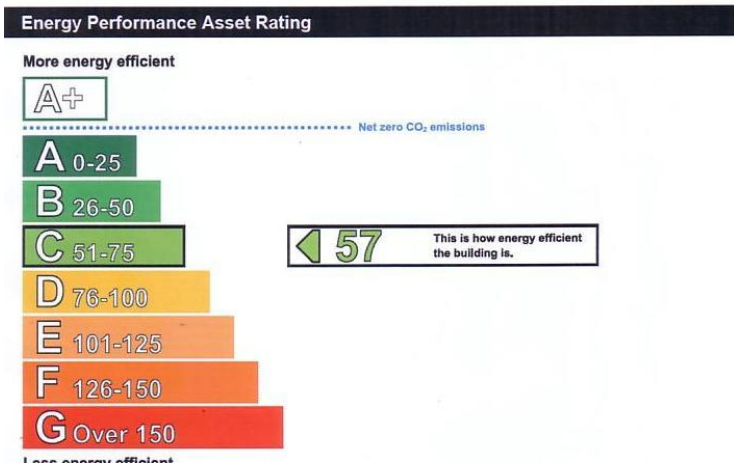
A summary of the EPC is contained within these particulars. A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

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
 Mobile: 07798 903977
 Email: brendan.bruder@virgin.net
 Contact: Brendan Bruder



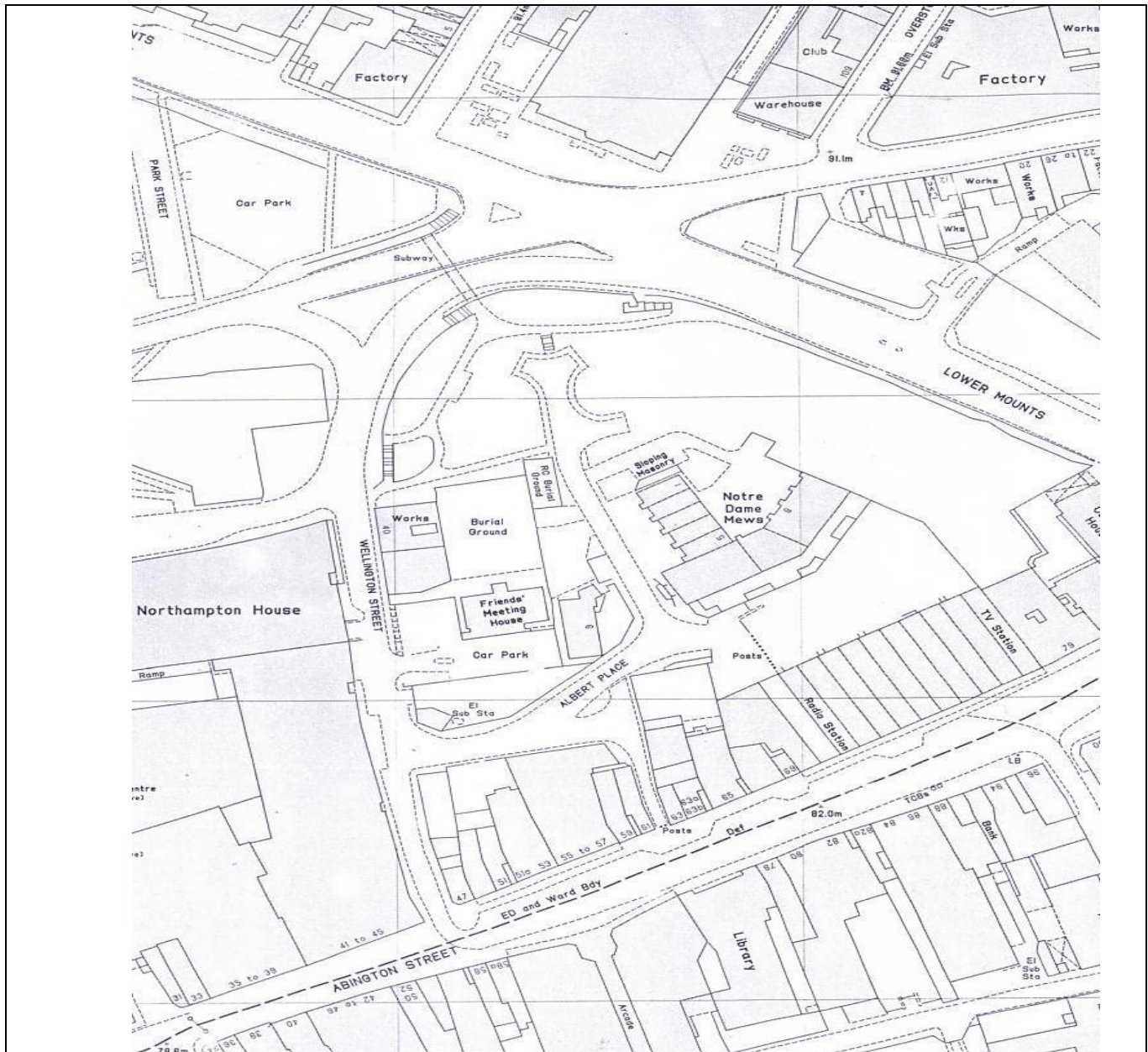
Disclaimer

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;
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LOCATION PLAN 92 Abington Street Northampton NN1 2AP	Date	
	Scale not to scale	
	Dwg. No.	
	Drawn January 2020	

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