

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

Prominent Town Centre Retail Unit

To Let

26 St Giles Street
Northampton
NN1 1JA



- Prominent Town Centre Location
- Adjacent to the Town's Post Office and main bus set-down point
- Sales 750 sq ft / 69.67 sq m
- Available on a new lease

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Location

The property is located in a popular established retail parade on the south side of St Giles Street adjacent to the Post Office and opposite the pedestrianized Fish Street which leads directly into the prime retail areas of Abington Street and the Grosvenor Centre.

St Giles Street acts as one of the primary routes leading into the town centre open to vehicles and is a main set down point for buses from the eastern side of the county. On-street metered car parking is available along St Giles Street.

Description

The property comprises the ground floor open plan sales area. A second kitchenette is situated to the rear.

Accommodation

Ground Floor - gross frontage	18'6" / 5.63m
net internal width	17'0" / 5.17m

Maximum sales depth	49'9" / 15.15m
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Total net usable ground floor sales area **750 sq ft / 69.67 sq m**

Rating Details

We understand the property has the following rating assessment::

Shop and Premises	£14,000
Uniform Business Rate	49.9 pence in the pound.

Further enquiries should be directed to the Northampton Rating Authority (tel: 0300 330 7000).

Terms

The property is available on a new effectively full repairing and insuring lease at a net initial rental of £16,750 per annum exclusive payable quarterly in advance and subject to 5 yearly upward only rent reviews.

Planning

The property was recently trading as a café falling within Class E.

Interested parties should verify direct with the Local Planning Authority that any intended use is appropriate to the permitted Planning Consent.

Legal Costs

The incoming tenant to be responsible for the landlord's proper reasonable costs incurred with the granting of a new lease.

Value Added Tax

VAT may be payable on the purchase price and/or on the rent and/or on other charges. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position and, if necessary, taking professional advice.

Energy Performance Certificate

A full paper or electronic copy of the EPC and Recommendation Report is available free of charge by request.

RICS 1st Edition of the Code for Leasing Business Premises / 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.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.htm

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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Viewing and Further Information

Strictly by appointment only with the agents:-

AbbeyRoss Property Consultants
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
E-mail: ru@abbeyrossgb.com
Contact: Robin Ungemuth



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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