

## To Let

### Town Centre Retail Premises

#### 5 Derrnate, Northampton, NN1 1TU

##### Location

The property is situated close to the junction of Derrnate and St Giles Square, which is dominated by the Guildhall. The property is located on the north side of Derrnate, adjoining Montague Jeffery and The Vineyard Restaurant, within a few minutes walk from the town's prime retail areas of Abington Street, the Grosvenor Centre and Market Square. View map of location here: <http://www.streetmap.co.uk/map.srf?X=475638&Y=260447&A=Y&Z=110>

Northampton is a strategically located regional centre with a population in excess of 190,000 and a catchment area of approximately 294,000. Lines of communication have steadily improved with Northampton now accessible to the M1 motorway via Junctions 15, 15A and 16 whilst the A14 (M1/A1 link road) lies 16 miles north-east of the town.

##### Description

The property comprises a self-contained retail unit arranged on ground and first floors which benefits from full width display frontage of approximately 22'6" / 6.85m.



##### Services

We understand that usual services are available but these have not been tested. Interested parties should satisfy themselves as to suitability.

##### Accommodation

Briefly comprises (subject to amendment/measurements approximate):-

Ground Floor Sales - 487 sq ft / 45.24 m<sup>2</sup>  
First Floor Offices - 420 sq ft / 29 m<sup>2</sup>

Plus separate male and female WC facilities.

##### Rates

We are advised by the Combined Rating Authority (01933 231604) that the property has the following assessment for the rateable year 2009/2010:-

Rateable Value - £11,750  
Uniform Business Rate - 41.4 p / £  
Rates Payable - £4,864.50

We would recommend interested parties verify the above figures direct with the Local Rating Authority.

##### Terms

The property is available by way of a new, effectively, full repairing and insuring lease for a term to be agreed at an initial rent of £15,000 per annum exclusive.

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### Costs

The incoming tenant to be responsible for the landlord's and superior landlord's legal costs in the granting of a new sub-lease.

### Planning

We have been verbally advised that the property has the benefit of Class A2 (Office) use as defined under The Town and Country Planning (Use Classes) Order 2005. Previous uses have been a Restaurant (Class A3) and an Employment Agency (Class A2).

We would recommend interested parties should clarify the appropriateness of any intended use direct with the local Planning Authority.

### 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.

### 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

### 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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