

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

CONFIDENTIALLY AVAILABLE TOWN CENTRE INVESTMENT

2 ST GILES SQUARE NORTHAMPTON NN1 1DA



- Attractive and prominent Grade II listed premises adjacent to Guildhall
- Comprising 2,097 sq ft (195 sq m) within Northampton's Cultural Quarter
- Let to established local beauty and hairdressing business at £32,578 per annum exclusive
- Offers invited in excess of £400,000 subject to contract and subject to the lease

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Location/Description

The property comprises a substantial mid terrace Grade II listed property with accommodation arranged on ground floor, basement, first floor, second floor and third floor together with a small enclosed rear yard.

The property was constructed in 1886 by the renowned architect Matthew Holding in the Flemish renaissance style with gabled red brick and stone faced frontages.

The property has been extensively fitted out by the current occupiers.

The property is superbly located within the core of Northampton's Cultural Quarter adjacent to the Guildhall, opposite the new artisan bar/charcuterie (V & B), the Old Bank and other nearby and adjacent occupiers including Prezzo, Nando's, Montague Jeffery, Jackson Grundy, Royal & Dergate, Northampton Museum and a host of independent retailers in St Giles Street and throughout the Cultural Quarter.

Accommodation

Ground Floor – Gross Frontage	-	29 ft
Sales	-	779 sq ft
First Floor	-	432 sq ft
Second Floor	-	303 sq ft
Third Floor	-	266 sq ft
Basement	-	317 sq ft
Total	-	2,097 sq ft (195 sq m)

The property has the benefit of kitchen and customer and staff toilet accommodation together with a small enclosed rear yard.

Services

We understand that all usual mains services are connected although we have not checked these service connections.

Rating Details

Offices and premises - £15,750

For verification or to check the current rates payable please contact the local Rating Authority for Northampton (tel: 0300 330 7000).

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.

Town Planning

The property has been used for the last 11 years as a high quality hairdressers and beauticians, previously as professional offices (A2), estate agents and banking hall. The property is situated in a Conservation Area (All Saints) and is a Grade II listed building. Further information from the local planning authority, West Northants Council (tel 0300 330 7000),

Energy Performance Certificate

We understand that the previous EPC rating was 'G' although this Certificate has expired. As the recommendations in the previous Certificate and Recommendation Report required alterations to a listed building we believe that no EPC is required although prospective buyers should satisfy themselves specifically in this regard.

Lease Terms

The property is let to Findlays Hairdressing Ltd (with Findlay Kelly-Jeans as personal guarantor) on a 15 year lease effective 24th November 2010. The current rental is £32,578 per annum payable by quarterly in advance instalments. The lease is drawn on full repairing and insuring terms and although this was subject to a tenant-only break option in 2015 this break option was not exercised by the tenants.

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An electronic copy of the lease can be provided upon written request and in strict confidence.

Terms

We are instructed to seek offers in excess of £400,000 for the benefit of this important investment property subject to the lease as outlined. We understand that there is no VAT election currently.

Further Enquiries

Contact the sole agents:-

AbbeyRoss Chartered Surveyors
Albion House
Victoria Promenade
Northampton NN1 1HH

Telephone: 01604 629988
Mobile: 07798 903977
E-mail: brendan.bruder@gmail.com
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;
- (iii) no person in the employment of ARPC has any authority to make or give representations or warranty whatever in relation to the property:

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LOCATION PLAN 2 St Giles Square Northampton NN1 1DA	Date: Nov 2021	
	Scale: not to scale	
	Dwg. No.	
	Drawn	

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